estate agents auctioneers

hollis morgan

5b Frederick Place, Clifton, Bristol, BS8 1AS

£285,000

A charming period hall floor apartment located moments from Clifton Triangle.

- No Chain
- Ground Floor Flat
- Offers Potential
- Bright Rooms
- Local Amenties Nearby
- Clifton Triangle Location
- Great Transport Links

**The Property**
This one-bedroom flat is situated just a short walk from Whiteladies Road & the Clifton Triangle. It offers vast potential to improve and potentially reconfigure the current layout.
The Flat is located on the ground floor of an attractive period building along the terraces of Frederick Place.

As you enter the property you are welcomed by the entrance hallway which leads to the reception room positioned at the front of the building. The room features a large shutter window, allowing bounds of light within and benefits from high ceilings.

Set further back from the living space is a sizable bedroom currently in use with a king size bed & includes built in wardrobes with additional cupboards space above.

At the rear of the property, you have the kitchen fitted with base unit storage, built in fridge/freezer, oven and gas hob. In the Adjacent room is a 3-piece bathroom with a shower over the bath and tiled throughout.

This flat presents a fantastic opportunity to first-time buyer or investors alike, it hosts the possibility to refurbish certain rooms and modify the layout to enhance the kitchen size, we highly recommend viewing.

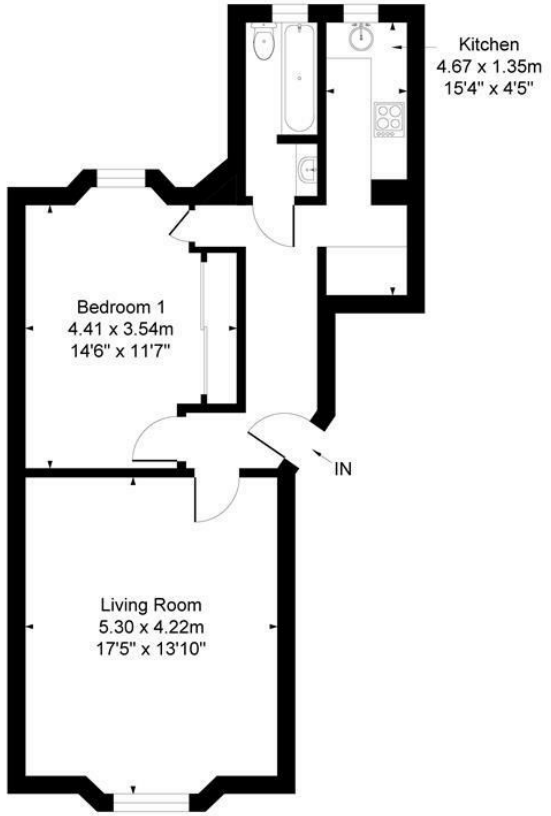
**Location - Clifton**
Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton Village including Clifton Down shopping Centre. The Downs offers four hundred acres of green public space whilst Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, the City Centre and Temple Meads.

**Further Information**
Leasehold - circa 960 Years Remaining
Management Fee - £100
Council Tax - B

**Please Note**
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.

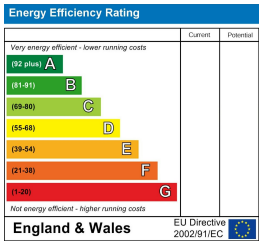
**APPROX. GROSS INTERNAL FLOOR AREA 584 SQ FT 54.21 SQ METRES**

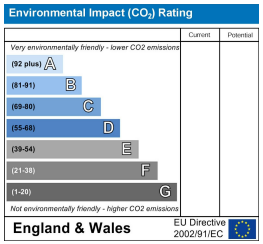
TOTAL APPROX. 590 SQ FT 54.83 SQ METRES




**GROUND FLOOR**

Illustrated for identification purposes only, measurements are approximate, not to scale.





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