estate agents **auctioneers**

hollis morgan

1, Wallace Place Granby Hill, Clifton, Bristol, BS8 4LH

£190,000

BACK TO MARKET 3RD JUNE - A practically appointed and well located ground floor apartment with private entrance. No Onward Chain.

- Private Entrance
- Well Located
- Competively Priced
- Ideal location
- No Onward Chain
- Gas Central Heating

The Property
Occupying the ground floor of this well-regarded Edward Ware development sits No 1 Wallace place complete with private entrance, the property is compact yet practical and ideally positioned to take advantage of the amenities Clifton Village and the Harbourside have to offer. The accommodation comprises open plan lounge area with dual aspect a modern fitted kitchen which offers a range of integrated appliances, three-piece tiled bathroom suite and double bedroom.

Location
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.

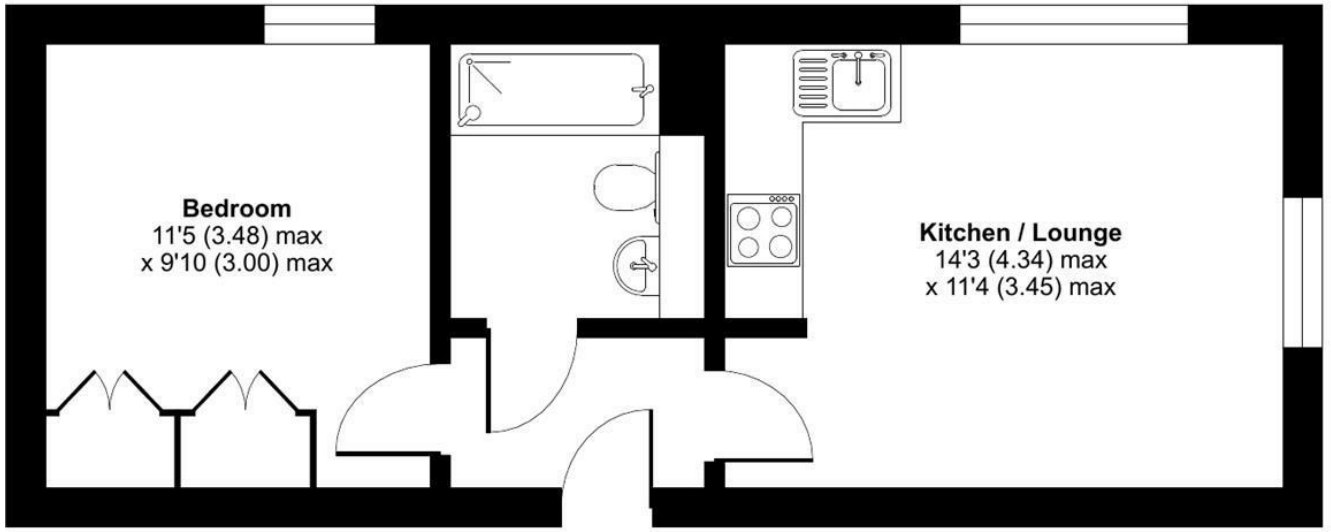
Other Information
Leasehold - Residue of 999 years.
Ground rent: £200 PA
Management Fee: circa £159 pcm
Council Tax Band: C

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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries.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.

Granby Hill, Bristol, BS8

Approximate Area = 355 sq ft / 33 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hollis Morgan. REF:1256261

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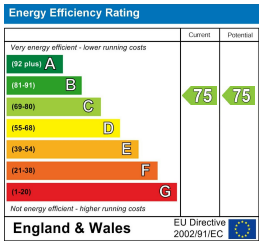

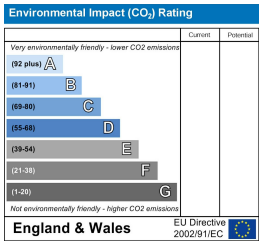

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