

estate agents **auctioneers**



**Flat 4, Granby House Granby Hill, Clifton, Bristol, BS8 4LT**  
**£288,000**

Hollis Morgan - A tastefully renovated and immaculately presented two double bedroom hall floor flat. No onward chain.

- Two Double Bedrooms
- Period Features
- Tastefully Renovated
- Convenient Location
- Residents Parking
- Gas Central Heating
- No Onward Chain
- Grade II Listed

#### The Property

Dating back to 1720, Granby House occupies a prominent position on Granby Hill which in turn is well located to take advantage of both Clifton Village and the Harbourside.

Thoughtfully presented and tastefully renovated, the current owner has impressively reinstated many period features such as cornices, picture rails and ceiling roses to create a timeless property well suited to buyers and investors alike.

The separate kitchen is neatly tucked out of sight from the living room and provides plenty of storage space in the range of matching wall and base units which has been finished with a ceramic Belfast sink as well as solid oak worktop and flooring.

A large bay window dominates the living space and not only provides a pleasant view but also allows lots of natural light to flood the room.

There are two well proportioned double bedrooms both with a period sash window to the rear and a fitted wardrobe and window seat in the master. There is also additional space in an unused void area within the bedroom which would lend itself perfectly to an en suite. The bathroom has been well finished to offer a bath with electric shower over, basin and WC.

The flat also benefits from ample storage space above both the kitchen and bathroom

#### Location - Clifton

Granby Hill is conveniently located a short walk away from all the amenities Clifton Village has to offer as well as the exciting ambience of the Harbourside.

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.

#### Tenure & Management Info

Leasehold, residue of 999 years.

Monthly service charge of £80.00.

Ground rent £25.00.

#### Please Note

We endeavour to make our sales details accurate and reliable 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. 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.





hollis  
morgan

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