

estate agents **auctioneers**



Flat 11, Windsor Court Victoria Terrace, Clifton, Bristol, BS8 4LJ

£325,000

Hollis Morgan - A bright and airy two bedroom maisonette which enjoys superb southerly views located within a short walk of Clifton Village. Allocated Parking. Chain Free

- VIRTUAL TOUR AVAILABLE
- Stunning Views
- Two Bedroom Maisonette
- Allocated Car Port
- Open Plan Living
- Fantastic Location
- Communal Gardens
- Chain Free

The Property

Windsor Court is a purpose built development which takes full advantage of its elevated position offering fine southerly views along the Avon Gorge, the City and over toward Dundry and the surrounding countryside.

Located within a short stroll from Clifton Village, this two bedroom maisonette benefits from sheltered allocated parking, a covered balcony and open plan living.

Accessed via the hall floor, the first level provides a bright and airy open plan living space thanks to full width double glazed windows which provides a dramatic vista over the City and river below as well as access to an enclosed 'balcony'.

The kitchen is set back from the living / dining area and currently provides ample cupboard space in a range of wall & base units, electric hob, oven and extractor over, laminated work surfaces, sink with draining board and plumbing for washing machine.

The lower level offers two well proportioned bedrooms with fitted wardrobes in both and a fully tiled bathroom completes the accommodation which offers bath with electric shower over, basin with inbuilt vanity storage and WC.

Externally, there is an allocated parking space / car port as well as well maintained large lawned communal garden containing a variety of trees and shrubs.

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.

Other Information

Leasehold. Remainder of 999 years

Ground Rent: £31 per annum

Management Fee: £1,760 per annum.

Council Tax Band: C

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.

VIRTUAL TOUR:

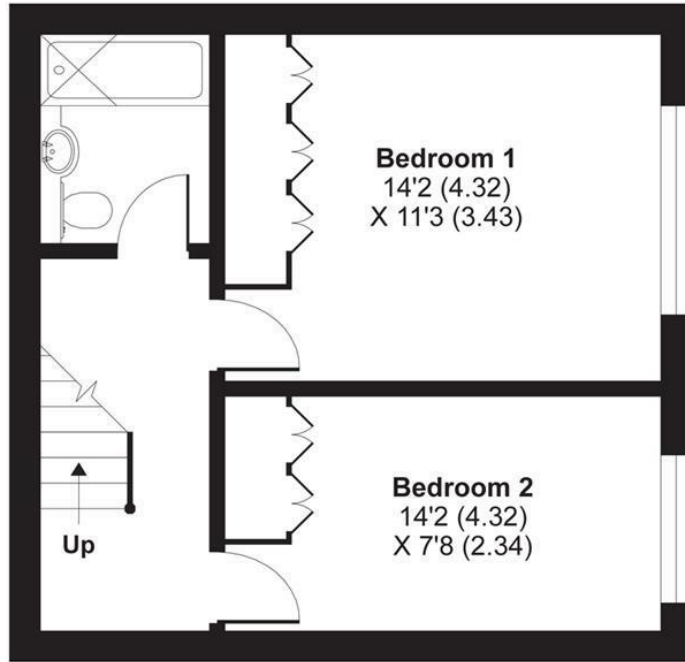
Copy the below link for a virtual walk through

<https://youtu.be/yabz8hkx7Xo>

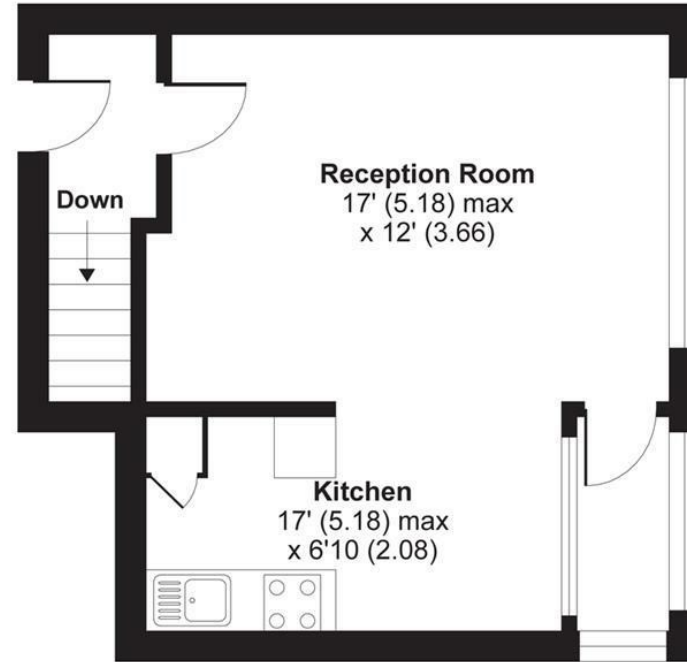


Clifton, Bristol, BS8

APPROX. GROSS INTERNAL FLOOR AREA 756 SQ FT 70.2 SQ METRES



LOWER GROUND FLOOR



GROUND FLOOR

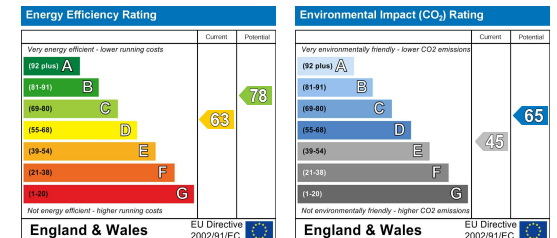
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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