PROBATE TO BE GRANTED, Flat 14, Parklands Tyndalls Park Road, Clifton,

£499,950

An exceptional Clifton apartment with roof terrace and parking.

- Sought after block of flats
- 2 double bedrooms
- Spacious reception room
- Master with ensuite shower room
- Two balconies
- Vast terrace
- Gas central heating
- Allocated parking space

The Property
Positioned on the second floor, this exceptional apartment is part of a highly sought-after purpose-built block of flats and boasts an enviable position set back from the road and beautifully shielded by large, mature trees along this popular Clifton road.
The hallway leads to the bathroom and bedrooms to the left and kitchen and reception room to the right.
The kitchen is well appointed with dual electric ovens, gaz hob and extractor fan, integrated dishwasher and fridge freezer. The kitchen also offers plenty of space for storage with wall and floor cabinetry and ample space for food preparation space. Conveniently positioned is the large reception room flooded with natural light from the dual aspect windows and French doors leading to a balcony to the front and lager than average terrasse to the side.
Both bedrooms are double bedrooms with fitted cupboards with the master offering a balcony and ensuite shower room.
Finally, the main bathroom which serves the flat features wall tiles and is fitted with a white 3 piece suite.

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.

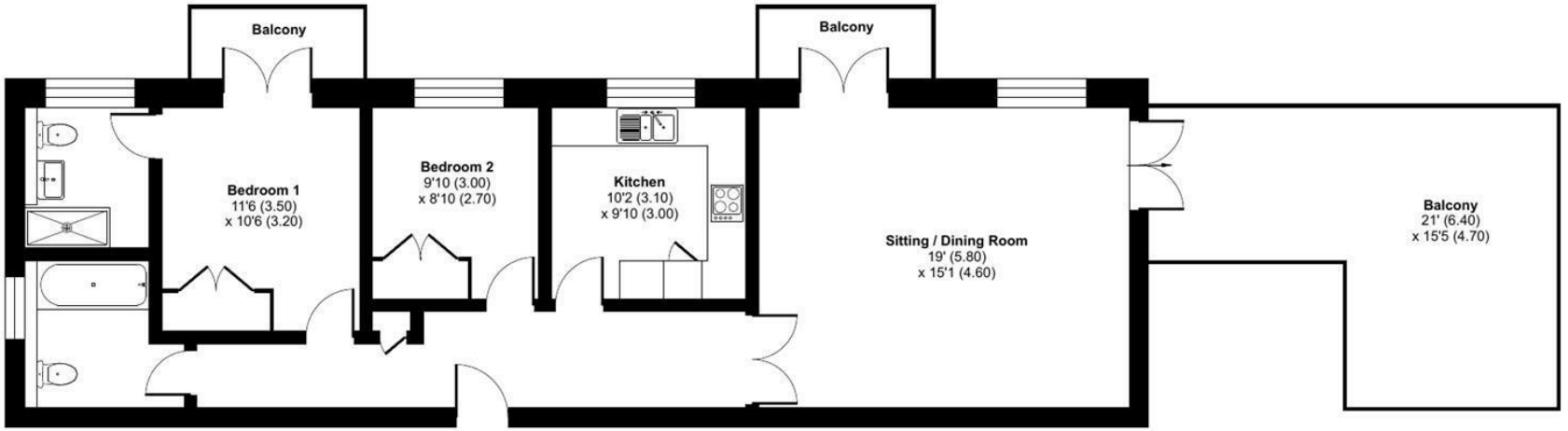
Other Information
Leasehold.
Ground rent:
Management Fee: circa £191 pcm
Council Tax Band: D

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.

Tyndalls Park Road, Bristol, BS8

Approximate Area = 875 sq ft / 81.2 sq m

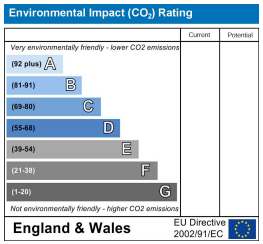
For identification only - Not to scale



SECOND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hollis Morgan. REF: 1145302



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