

estate agents **auctioneers**



**1, Tempus Brighton Mews, Clifton, Bristol, BS8 2NW**  
**£315,000**

An extremely well located modern apartment with balcony and communal terrace.

- Open Plan
- Modern Development
- Large Balcony
- High Quality Finishes
- Whiteladies Road
- Roof Top Terrace
- Prime Location

#### The Property

Located on the first floor within a modern purpose-built building is this extremely well-presented property benefits from high quality finishes throughout and a practical open plan layout, situated in a very sought after location.

Initially as you walk into the property you are greeted by the entrance hallway which flows to a very spacious open plan living & kitchen space. To the right is a very stylish contemporary kitchen lined with white Quartz worktops and is equipped with 'Smeg' appliances which includes Oven, Induction Hob, Dishwasher, Microwave, Fridge/Freezer.

A generous balcony spanning with entire width of the flat, fronts onto the living space with two French doors and floor to ceiling windows, which utilise the views of Whiteladies Road and draws brightness into the room.

Towards the rear of the property the accommodation provides a large double bedroom with built in wardrobes. Opposite is a 3-piece bathroom which has been elegantly tiled and fitted with 'Roca' sanitaryware. There is a waterfall shower over the bath and a cupboard with LED lights surrounding.

The building also boasts a large rooftop terrace that provides outdoor furniture & lighting, this is also located on the first floor.

With its bright & airy feel, top quality specifications and extremely convenient location we highly recommend viewing this property.

#### 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: Residue of 999 years from Dec 2017

Apartment Service charge: £432.80 pa

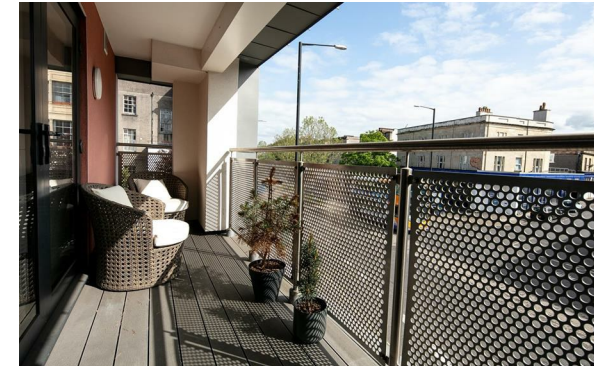
Building Service charge: £1,140.80 pa

Ground rent: £150.00 pa

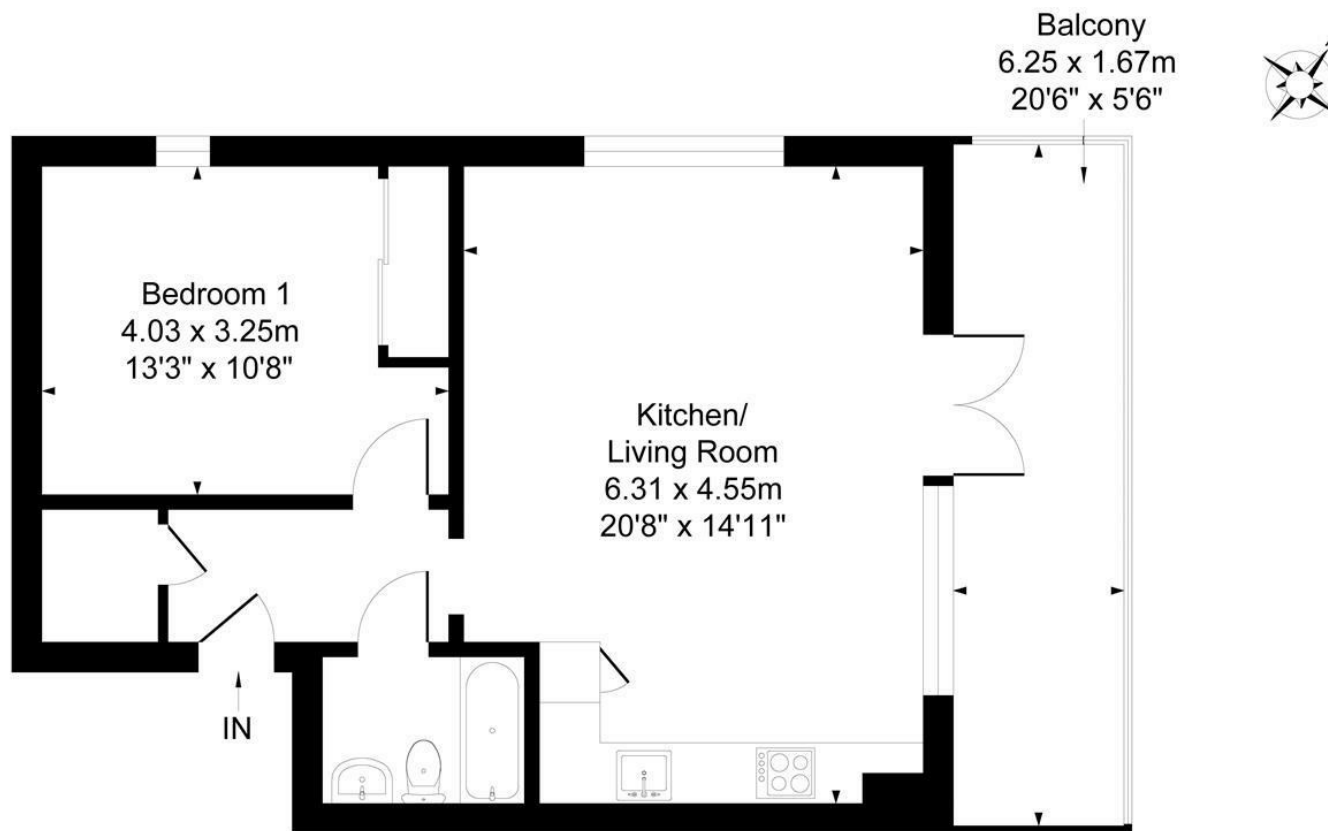
Council Tax Band: C

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APPROX. GROSS INTERNAL FLOOR AREA 545 SQ FT 50.63 SQ METRES



**FIRST FLOOR**

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

TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) | [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)  
 Hollis Morgan Property Limited, registered in England, registered no 7275716  
 Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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