

estate agents **auctioneers**



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FFF, 3A Alma Vale Road, Clifton, Bristol, BS8 2HL

£425,000

Charming first floor conversion located in the heart of Clifton. No Onward Chain.

- First Floor Apartment
- Period Conversion
- Two Double Bedrooms
- Well Presented
- Features Throughout
- Gas Central Heating
- No Chain

#### The Property

Set within an elegant Georgian building on one of Clifton's most sought-after streets, this first-floor apartment effortlessly combines period charm with modern convenience. Stepping inside, you are welcomed into a bright hallway that leads straight to a stunning reception room. Bathed in natural light from its tall Georgian sash windows—one beautifully adorned with stained glass—this elegant space retains many original features, including intricate cornicing, dado rails, wooden shutters, and a striking grey marble fireplace. To the rear, the stylish kitchen is thoughtfully designed with sleek white cabinetry, solid wood countertops, and a range of appliances, including a slimline dishwasher, washing machine, gas hob, electric oven, and extractor fan. A freestanding fridge freezer completes the space, offering both practicality and style. The apartment boasts two generous double bedrooms, each featuring large sash windows with wooden shutters and exquisite period cornices, creating an atmosphere of timeless elegance. The contemporary shower room is fully tiled and finished to a high standard, featuring a large walk-in shower, WC, and a basin set within a modern vanity unit. Additionally, a spacious hallway cupboard provides valuable storage, ensuring the apartment is as functional as it is beautiful. Perfectly positioned in the heart of Clifton, this charming home offers a rare opportunity to enjoy classic Georgian architecture with all the comforts of modern living.

#### Location - Clifton

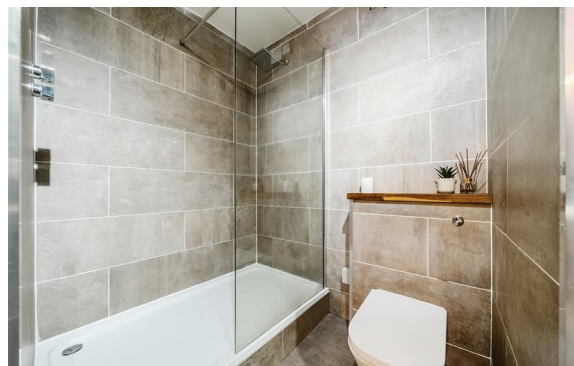
Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton Village including Clifton Down shopping Centre and the iconic Alma Tavern pub and its theatre. 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: 999 years from 25/03/2012  
Ground rent: £200 pa  
Management Fee: circa £226 pcm  
Council Tax Band: C

#### Please Note

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