

estate agents **auctioneers**

**hollis
morgan**

GF, 16 Royal Park, Clifton, Bristol, BS8 3AL

£425,000

Located within a short walk of Clifton Village with its diverse range of amenities, this beautifully presented 2 double bedroom apartment has been superbly well looked after by the current owners and benefits from a good sized, private walled rear garden.

- Two Bedroom Garden Apartment
- Generous Rear Walled Garden
- Open Plan Living
- Stylishly Presented Throughout
- Attractive Period Block
- Bright And Spacious
- Excellent Location

The Property

The current owners have meticulously created a stylish yet entirely practical home in an imposing mid-century block located on a quiet crescent within easy walking distance to Clifton's popular Village.

Located at the front of the building, there is a bright and spacious open plan living space with the charming bespoke retro kitchen set back slightly yet still open.

The kitchen itself features a range of hand made wall & base units/shelves as well as a reclaimed wood work surface. Complimenting the overall style there is also a Belfast sink, gas hob, extractor, oven and dishwasher.

There are 2 bedrooms set at the rear of the building with direct access to the garden from each and finally there is traditional style family bathroom with freestanding roll top bath with mains fed shower over, basin and high level WC.

In the hallway, there are 2 handy storage cupboards with plumbing for washing machine found in one.

The generously sized rear garden is a pretty and very secluded walled 'courtyard' which is currently paved with some mature boards.

Location

Clifton Village is one of the most unique and sought after locations in the City. From its very early days as a Spa destination to the later Georgian and Victorian influences Clifton offers charm at every turn from the fine sweep of Royal York Crescent to the grandeur of Victoria Square. At its heart lies the picturesque "Village" offering an eclectic range of independent shops, boutiques, cafes, bars and restaurants including Cote, The Ivy and the Avon Gorge Hotel. 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.

Management Fee: £40 pcm

Council Tax Band: C

Please Note

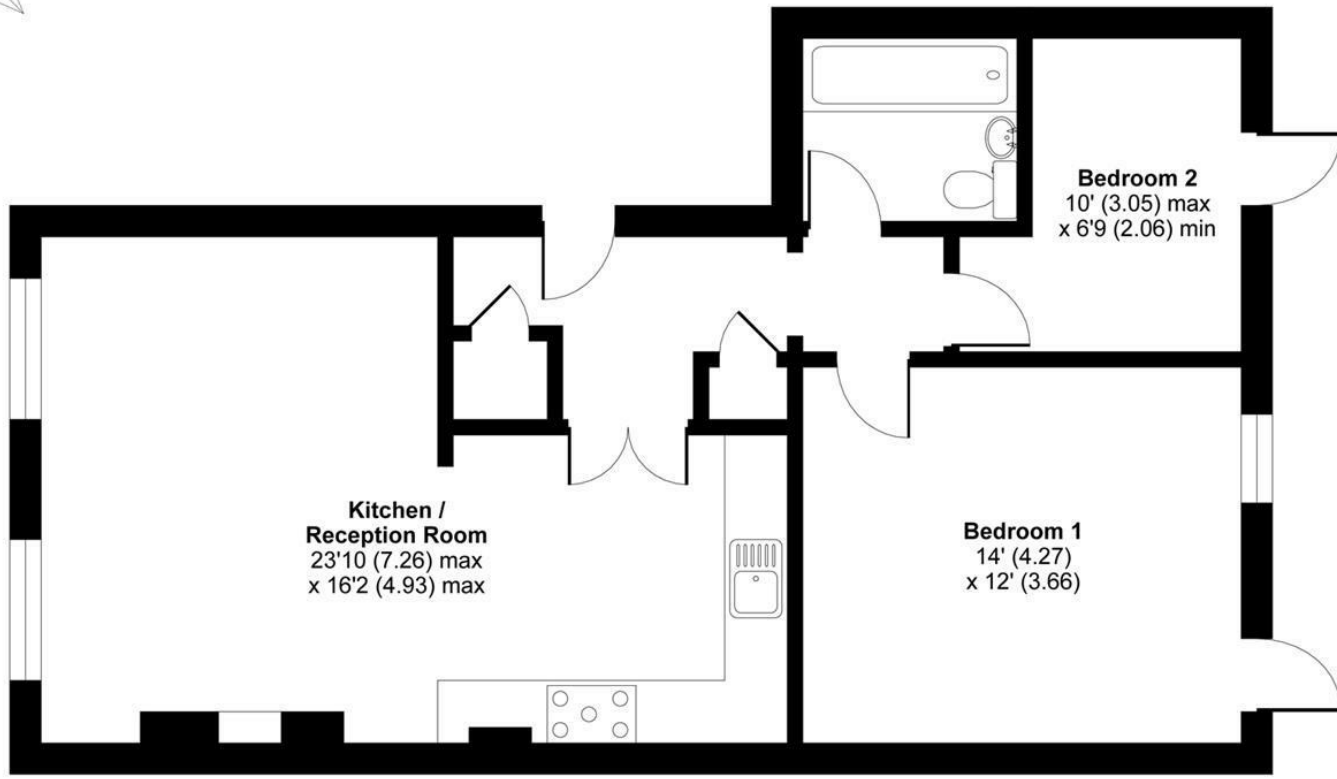
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan 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 be 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.



Clifton, Bristol, BS8

Approximate Area = 708 sq ft / 65.8 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checom 2021. Produced for Hollis Morgan. REF: 740107



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

www.hollismorgan.co.uk | 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	
Current	Potential
63	65

Energy Efficiency Rating	
Very energy efficient - lower running costs	Not energy efficient - higher running costs
(92 plus) A	(1-20) G
(81-91) B	(19-54) F
(69-80) C	(15-44) D
(55-68) D	(11-38) E
(39-54) E	(1-20) F
(15-44) F	(1-20) G
(1-20) G	(1-20) G

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
63	65

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
(92 plus) A	(1-20) G
(81-91) B	(19-54) F
(69-80) C	(15-44) D
(55-68) D	(11-38) E
(39-54) E	(1-20) F
(15-44) F	(1-20) G
(1-20) G	(1-20) G

England & Wales EU Directive 2002/91/EC

hollis
morgan
