TFF, 7 Westbourne Place, Clifton, Bristol, BS8 1RZ

£265,000

Hollis Morgan - A tastefully finished top floor apartment situated in a fine Georgian property located on a quiet residential street within a moments walk from the hustle and bustle of Clifton Village and Whiteladies Rd.

- Top Floor Apartment
- Grade II LIsted
- Period Conversion
- Stylish Interior
- Central Location
- Gas Central Heating
- Residents Parking

The Property
This stylishly appointed property occupies the top floor of a striking Grade II Listed Georgian building. Offered in excellent decorative order the accommodation comprises living room, modern fitted kitchen, generous double bedroom and tiled bathroom suite.

The separate kitchen / diner is separate to the main living space and provides a range of wall units with granite work surface as well as ceramic sink and mixer tap and a range of shelving.

Adjacent there is a well proportioned living space with a large amount of hidden storage in the eaves, cupboards and attic space.
A contemporary bathroom is fully tiled and boasts a mains fed shower over the bath, basin, low level WC as well as large opening window.
The bedroom is a good sized and bright room with plenty of space for freestanding furniture and there is a communal laundry / utility room located on the floor below.

Location
Westbourne Place is located close to the vibrant and cosmopolitan Whiteladies Road and the Triangle with its wide range of shops, bars and restaurants. The property is also located yards from the well regarded Lido with its open air swimming pool whilst the BBC, Bristol University and the ever popular Clifton Village are only a short walk away.

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
Management Fee: Circa £52pcm

Council Tax Band: B

COVID UPDATE
Following Government advice (04.01.21) the housing market will remain open during the new lockdown in England.

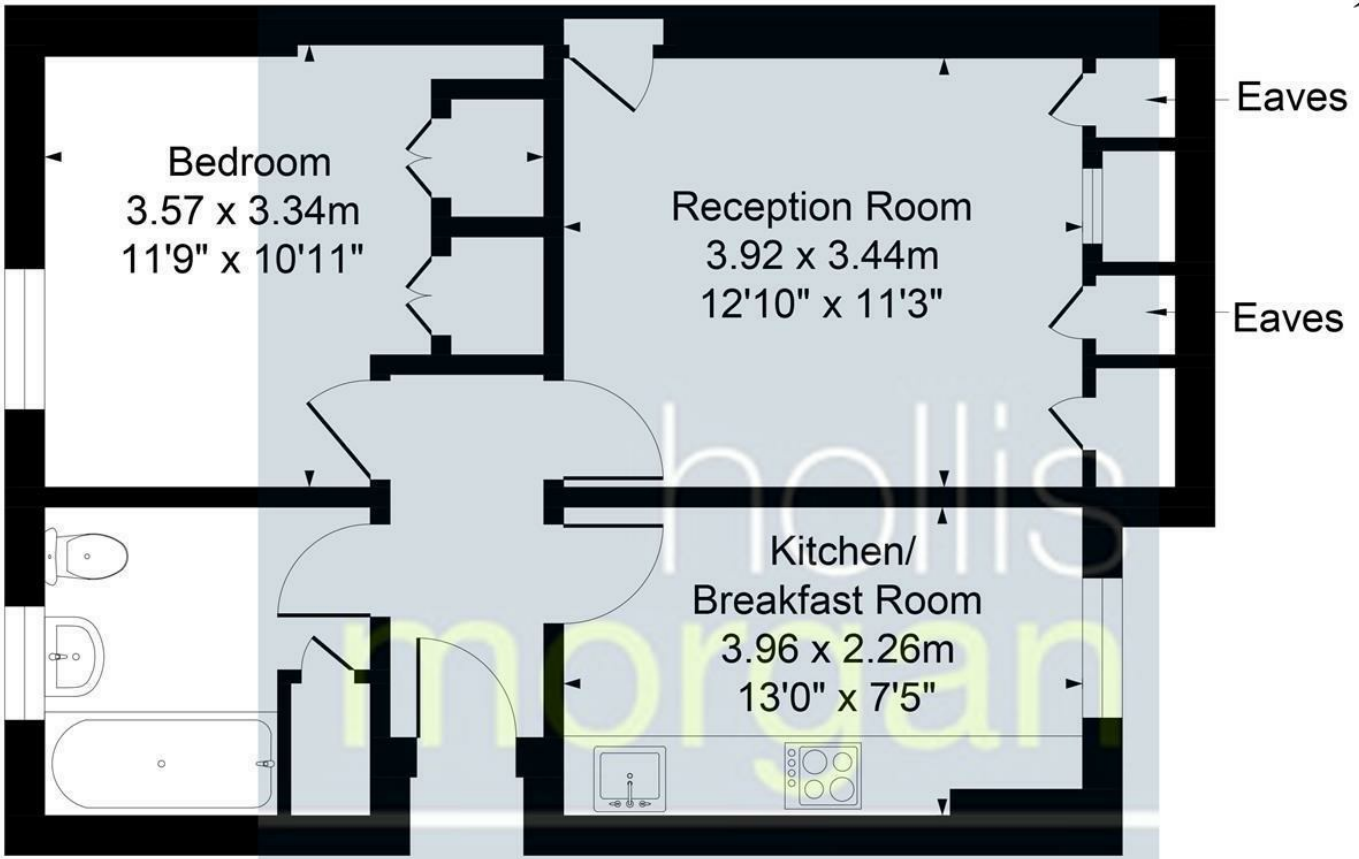
Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules.

Please contact us should you have any questions.

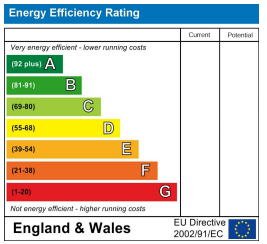
Please Note
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

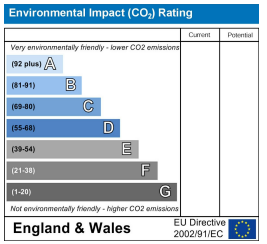
TFF 7 Westbourne Place

APPROX. GROSS INTERNAL FLOOR AREA 477 SQ FT 44 SQ METRES



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





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