



estate agents **auctioneers**

**hollis
morgan**

Lower Ground Floor, 23 Victoria Square, Clifton, BS8 4ES
£495,000

Located in one of Bristol's iconic landmarks of Victoria Square, this beautiful two bedroom flat offers quiet and spacious accommodation as well as a large private South West facing rear garden with access.

- Victoria Square Iconic Location
- Private South West Garden
- Nearly 1,000 sqft
- Chain Free
- Central Village Location
- Share of Freehold

The Property

This beautiful flat occupies the lower ground floor of an imposing period terrace and benefits from a large private rear garden.

Moving through the spacious hallway you will come to the reception room which looks out to the south facing garden at the rear. The reception room is a grand space with a range of original features such as impressive intricate ceiling details, doors out to the garden, original wood flooring and a feature gas fireplace. The integrated kitchen was fitted in 2017 and includes gloss style wall and base units, quartz worktop, electric hob with extractor over oven as well as fridge/freezer and dishwasher. There is also a useful pantry cupboard housing a washer dryer.

There are two very good sized bedrooms with the master, located at the front of the property, benefiting from a large built in wardrobe. The second bedroom benefits from a direct access to the garden.

The bathroom is wall tiled with laminate flooring with mains shower over bath, w/c and hand basin.

Externally, there is a large south westerly facing garden with stunning Magnolia and Eucalyptus trees with a convenient rear access from Merchants Road with a helpful shed for storage.

Location - Clifton Village

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: Residue of 999 years
Management Fee: £80.00 pcm
Management Company: BNS Management
Ground Rent: None, as the residents have share of the freehold

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.

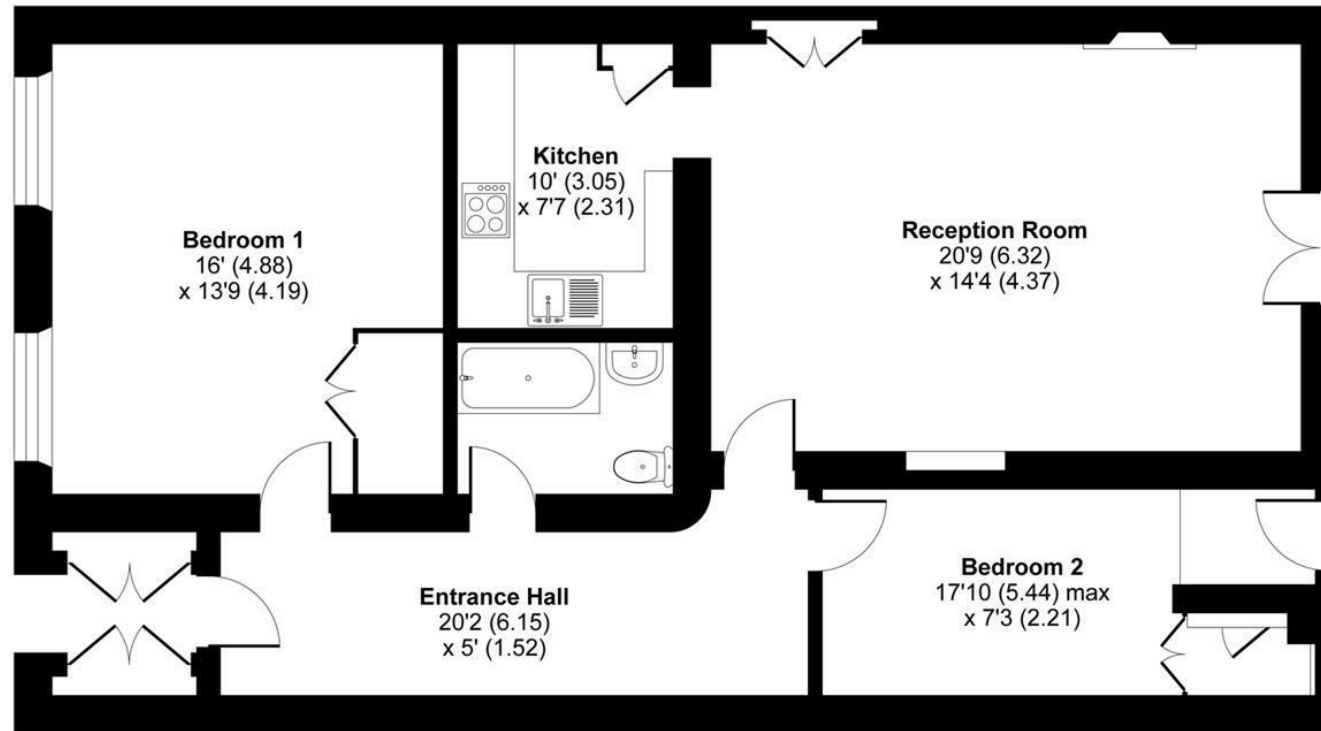




Victoria Square, Clifton, Bristol, BS8

Approximate Area = 968 sq ft / 90 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). © nichecom 2021. Produced for Hollis Morgan. REF: 778364



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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