

estate agents **auctioneers**



17D St. Pauls Road, Clifton, Bristol, BS8 1LX  
£410,000

A spacious ( 1000 sq ft ) and well presented upper floor apartment situated in fine period property moments from Clifton Village.

- 1000 Sq Ft
- Period Apartment
- Sought After Location
- Two Double Bedrooms
- Gas Central Heating
- Kitchen/ Diner
- No Onward Chain

#### The Property

This bright and airy, two double bedroom apartment is superbly located in the heart of Clifton within easy walking distance of the ambience of Clifton Village as well as the myriad of restaurants, bars, cafe's and shops Whiteladies Road and the Triangle has to offer.

Internally the property has been well maintained and offers a modern finish throughout with a separate living room located at the front of the building which looks out over colourful neighbouring properties.

There is impressive kitchen/dining area close by which offers a range of high end integrated appliances such as fridge/freezer, gas hob, electric oven, wash dryer and dishwasher as well as a contemporary tiled splashbacks. Plenty of storage space is also provided in matching gloss wall and base units.

From the hallway a generous tiled three piece bathroom can be found complete with mains fed shower over bath, W.C, Wash basin and heated towel rail.

Two generously proportioned double bedrooms complete the accommodation, with the master benefiting from a stylish tiled shower room with W.C, Wash basin and heated towel rail.

#### Location

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

Tenure: Leasehold - remainder of 999 years from January 2009  
Management fee: approx. £843.50 twice yearly  
Ground rent: £250 pa

#### Please Note

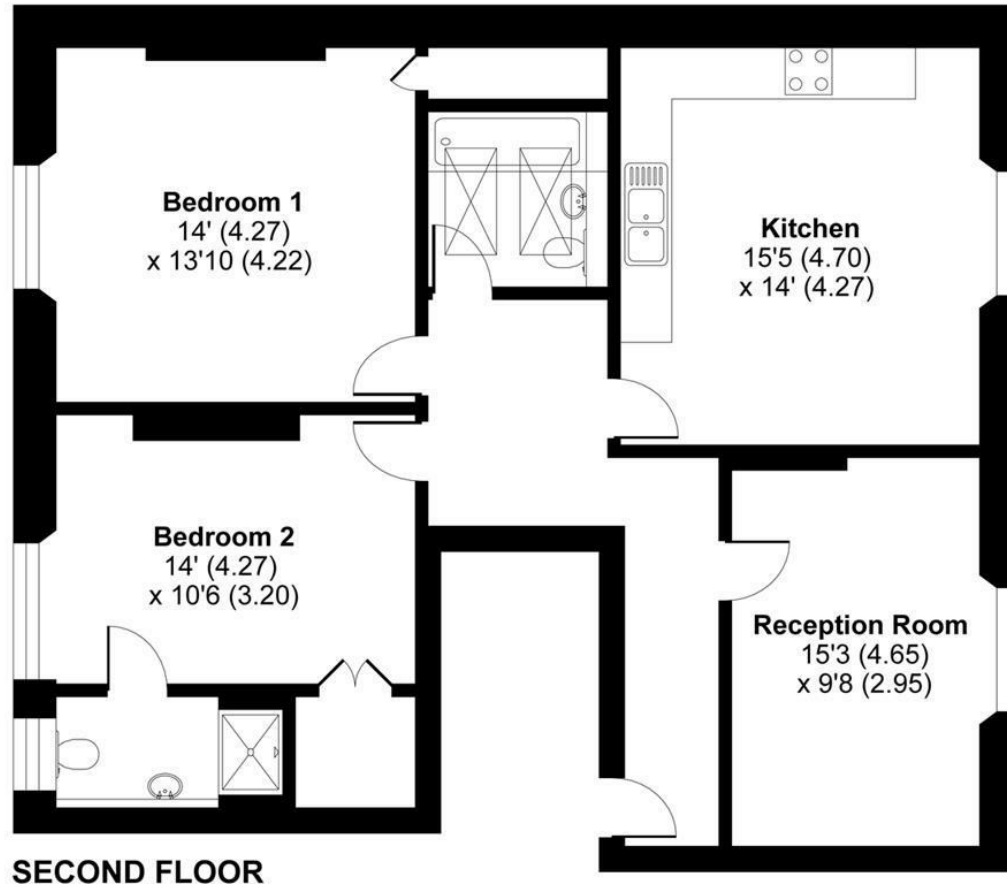
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# St. Pauls Road, Clifton, Bristol, BS8

Approximate Area = 998 sq ft / 92.7 sq m

For identification only - Not to scale



**SECOND 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: 751381



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential

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