estate agents auctioneers

hollis morgan

**Flat 2, Tempus, 19 Brighton Mews, Clifton, Bristol, BS8 2NW**

**£290,000**

An extremely well located modern apartment with a balcony and communal terrace.

- Open Plan
- High Quality Finish
- Whiteladies Road
- Roof Top Terrace
- 999 Year Lease
- Balcony
- No Onward Chain
- Lift Access
- Prime Location

**The Property**
Located on the first floor within a modern purpose-built building is this extremely well-presented property which benefits from high quality finishes throughout and a practical open plan layout, situated in a very sought after location.

Upon entering the property, a hallway flows round to a spacious open plan kitchen/living area. A very stylish contemporary kitchen has been fitted, lined with white Quartz worktops and is equipped with 'Smeg' appliances which includes an Oven, Induction Hob, Dishwasher, Microwave, Fridge/Freezer. The room also offers space for a dining table and causal seating lounge arrangement.

On the opposite side of the property the accommodation provides a large double bedroom with built in wardrobes. Adjacent is a 3-piece bathroom which has been elegantly tiled and fitted with 'Roca' sanitaryware. There is a waterfall shower over the bath and a cupboard with LED lights surrounding.

A generous balcony with two French doors and floor to ceiling windows completes the property and providing additional outside space.
The building also boasts a large rooftop terrace that provides outdoor furniture & lighting, this is also located on the first floor.
New purpose-built developments are rare in this area and always prove to be very popular, we highly recommend viewing.

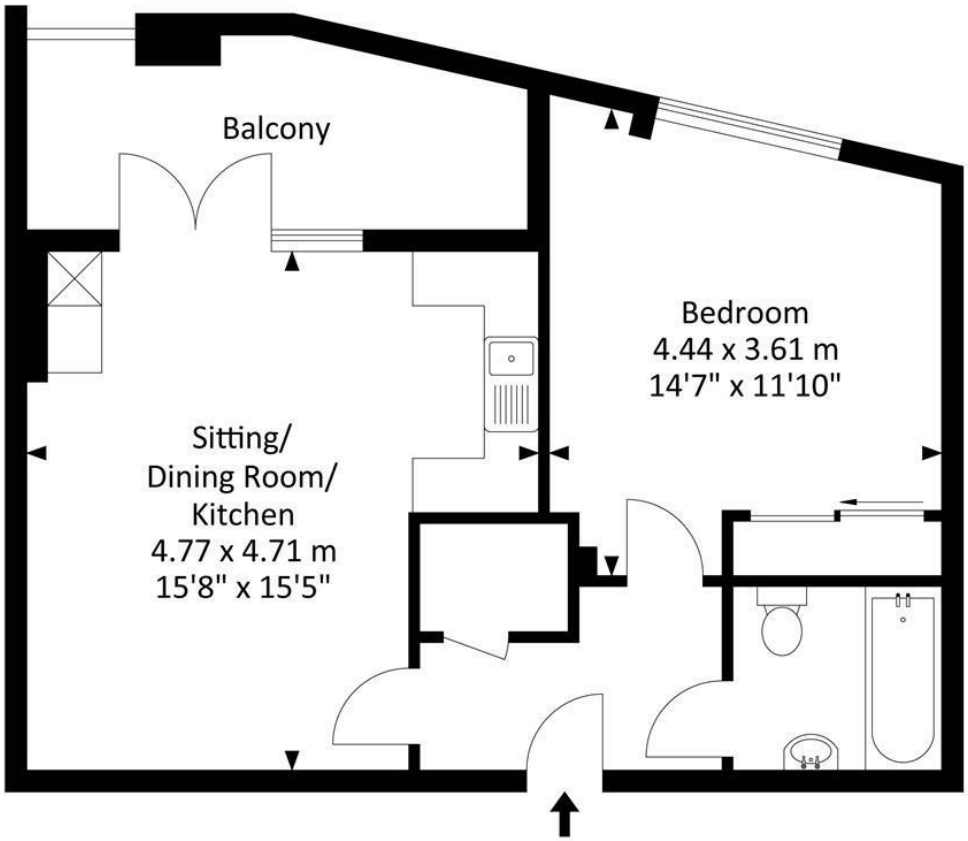
**Location**
Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road 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**
Leasehold: Residue of 999 years from December 2017
Apartment Service charge: £440.66 pa
Building Service charge: £1,228.02 pa
Ground rent: £150.00 pa
Council tax: 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 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.

# Tempus, Brighton Mews, Clifton Bristol, BS8 2NA

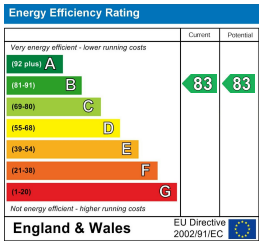
Approx. Gross Internal Area
472.53 Sq.Ft - 43.90 Sq.M
Balcony
82.12 Sq.Ft - 7.63 Sq.M
Total Area
554.65 Sq.Ft - 51.53 Sq.M

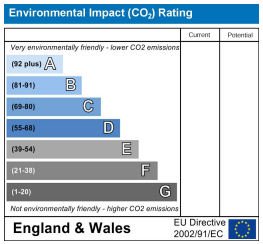



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

hollis morgan





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

hollis
morgan