estate agents auctioneers

hollis morgan

5, 4 Bellevue, Clifton, Bristol, BS8 1DA

£285,000

An exceptionally large (832 sq ft 1 bedroom apartment in the heart of Clifton with stunning views over Brandon Hill. ( 2 bed potential subject to permission)

- Clifton Location
- Larger than average one bedroom apartment
- Light and airy
- Well presented
- Beautiful views over Brandon Hill
- No onward chain
- Grade II listed building

**The Property**
This charming one-bedroom top-floor flat, located in a beautiful Grade II listed Georgian terraced house in the desirable Clifton area, offers a perfect blend of period features and modern comforts. The spacious bedroom is a standout, providing ample room for multiple pieces of furniture, making it ideal for both relaxation. The kitchen is finished with a timeless cream Quaker-style floor and wall cupboards, complemented by a large window that floods the space with natural light.
The generous bathroom is both functional and stylish, featuring a bath and separate shower, along with a heated towel rail and large floor tiles for added luxury. The roomy reception room, which is carpeted throughout, provides a comfortable living space with stunning views over Jacobs Wells Road and Brandon tower, making it a perfect spot to unwind or entertain. This flat is a rare find in the heart of Clifton, combining convenience with character in a highly sought-after location.

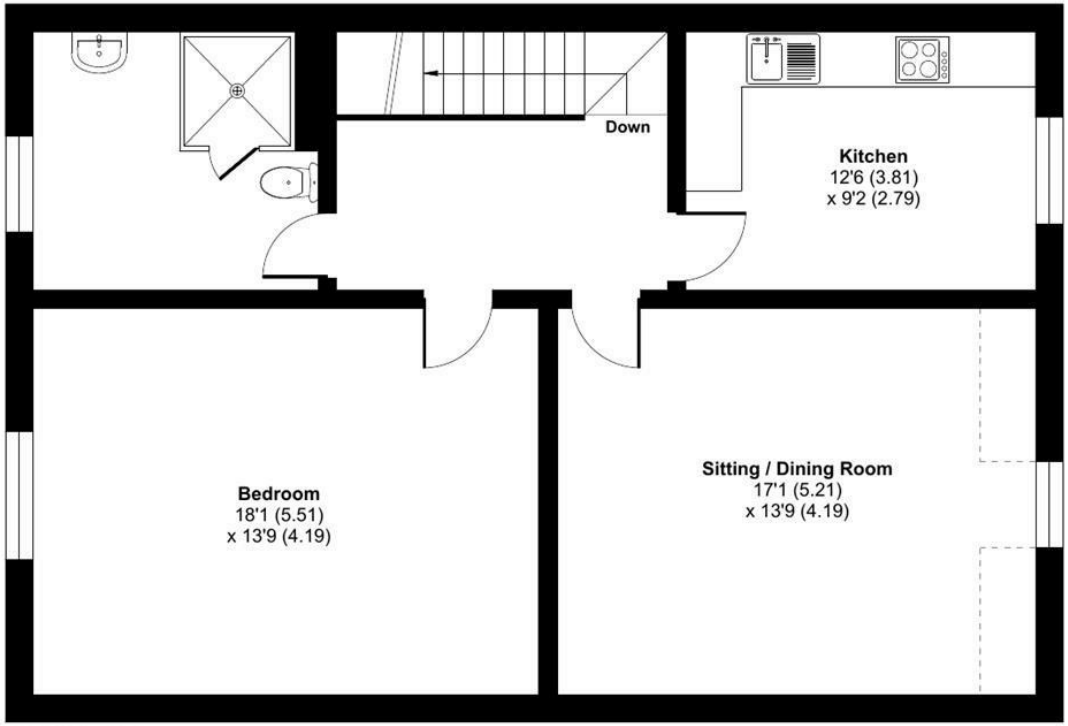
**Location - Clifton**
Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies 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.
Management Fee: £840 pa
Ground rent:
Council Tax Band: C

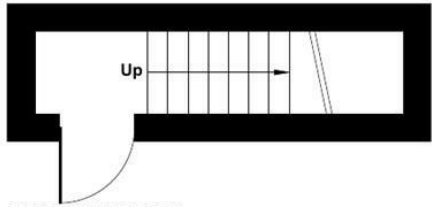
**Please Note**
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.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

# Bellevue, Clifton, Bristol, BS8

Approximate Area = 863 sq ft / 80.1 sq m
Limited Use Area(s) = 21 sq ft / 1.9 sq m
Total = 884 sq ft / 82 sq m
For identification only - Not to scale



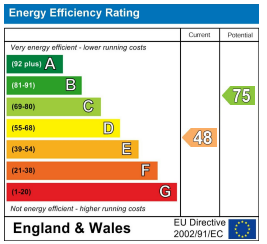

FIRST FLOOR

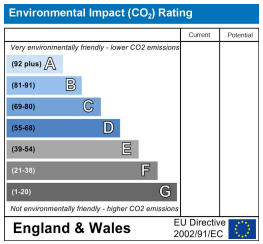



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Hollis Morgan. REF:1226535

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