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Flat 4, 2 Park Street Avenue, Clifton, Bristol, BS1 5JU

£230,000

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Hollis Morgan - A charming top floor apartment set in the eaves of this handsome period building. Located just off Park Street & within easy walking distance of Clifton Village & the City Centre. Chain Free.

- Top Floor Apartment
- Two Double Bedrooms
- Conveniently Located
- Within Walking Distance of Bristol Uni & BRI
- Ideal First Time Purchase or Investment
- Forms Part Of Grade II Listed Building
- Chain Free

### The Property

This deceptively spacious apartment (715sq ft) is situated on the top floor of this attractive period building.

Conveniently located just off Park Street the property is surrounded by a vast choice of amenities such as independent retailers, cafés and restaurants as well as being within easy walking distance of Bristol Uni, The BRI, Clifton Village and The City Centre.

Internally, the flat comprises a good sized living space, a separate fully fitted kitchen, two very well proportioned double bedrooms and fully tiled shower room with mains fed corner shower, basin with vanity storage and WC.

### 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.

### Tenure & Management Info

Leasehold. Residue of 125 years remaining

Management Fee: £120 pcm

### 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.





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