

estate agents **auctioneers**



Hall Floor Flat, 11 All Saints Road, Clifton, Bristol, BS8 2JG
Offers In Excess Of £599,950

Hollis Morgan - An elegant and stylish period apartment (1400 sq ft) which has been carefully refurbished

- Hall Floor Apartment
- Private Entrance
- Stunning Period Features
- High Spec Refurbishment
- Three Bedrooms
- Kitchen/Diner
- Front Garden
- No Onward Chain

Description

11 All Saints Road is an exceptional period apartment situated on the hall floor level of a grand Victorian building, the property has been carefully restored by its current owners, combining exquisite period features with modern touches to produce a stunning home.

Entrance Hall

High ceilings with original cornice coving, tessellated tiled flooring.

Kitchen/Diner: 14'11" x 19'10"

Contemporary finished kitchen with matching wall & base units, granite work surfaces, "Neff" oven & hob, extractor fan, integrated dishwasher, washing machine, fridge freezer, gas combination boiler. Dining area; Engineered wood flooring, sash windows, bespoke storage cupboards, cornice coving, cast iron radiators.

Lounge: 22'2" x 15'11"

Bay window to front elevation with sash windows, period fireplace with slate hearth, cast iron radiators, cornice coving, picture rail surround.

Bedroom 1: 13' x 15'6"

Sash windows to front elevation, period style fireplace, cast iron radiator, bespoke storage cupboards.

Bedroom 2: 14'11" x 12'5"

Sash windows to rear elevation, period style fireplace, cast iron radiator, bespoke storage cupboards.

Bedroom 3: 8'11" x 11'3"

Window to side, cast iron radiator.

Bathroom

Bath with mains fed shower, tiled flooring, low level W.C, wash basin with marble vanity unit, heated towel rack, loft access.

Front Garden

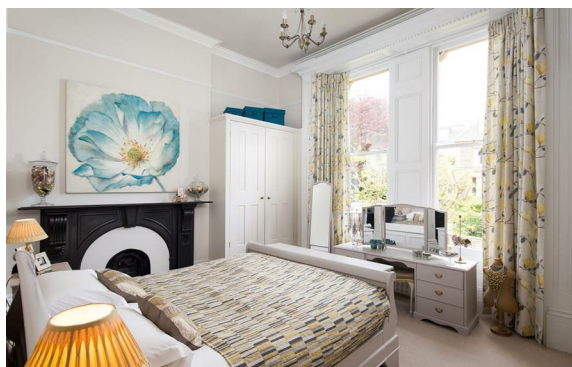
Lawned area with mature bushes and flower border.

Location

All Saints Road is located within the heart of Clifton just a few hundred yards from Whiteladies Road with its wide range of Shops, Pubs, Restaurants and independent Retailers whilst Clifton Down shopping centre is also within a few minutes walk. Bristol University and the Bristol Royal Infirmary are both within one mile.

Tenure/Management Information

Leasehold, Residue of 999 years, monthly service charge of £60.00.





Hall Floor Flat 11 All Saints Road, BRISTOL

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		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	
	61		78
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

hollis
morgan
