TFF, 4 Gloucester Row, Clifton, Bristol, BS8 4AW

£415,000

Hollis Morgan - An immaculately presented 3 double bedroom period apartment with fine views across Bristol. Watch the balloons fly by from Ashton Court by day and see fireworks over Bristol by night.

- Clifton Village location
- Modern Finish
- Immaculately presented
- 3 Double Bedrooms
- Stunning Views
- Addtional Loft Space
- Residents Parking

**Description**

This elegantly refurbished property encompasses the top floor of an imposing Grade II listed period property located on the iconic Gloucester Row in the heart of Clifton Village. The spacious apartment has been sensitively renovated combining period detail with modern touches to create a stunning home in a sought after location. Internally the property offers a light and airy lounge with stunning views over Clifton, the South of the City and the countryside beyond. All three double bedrooms are generously proportioned with the master boasting a fine outlook over Christchurch Green and a period fireplace.

The kitchen is well appointed and has the added benefit of an electric Velux window as does the bathroom which has been tastefully finished.

Unusually, the flat also offers ample storage space with a large cupboard in the hallway as well as having the convenience of a fully boarded loft space easily accessed via a large hatch with folding steps.

**Location - Clifton Village**

Clifton Village is one of the most unique and sought after locations in the City. From its very early days as a Spa destination to the later Georgian and Victorian influences Clifton offers charm at every turn from the fine sweep of Royal York Crescent to the grandeur of Victoria Square. At its heart lies the picturesque “Village” offering an eclectic range of independent shops, boutiques, cafes, bars and restaurants including Cote, The Ivy and the Avon Gorge Hotel. 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.

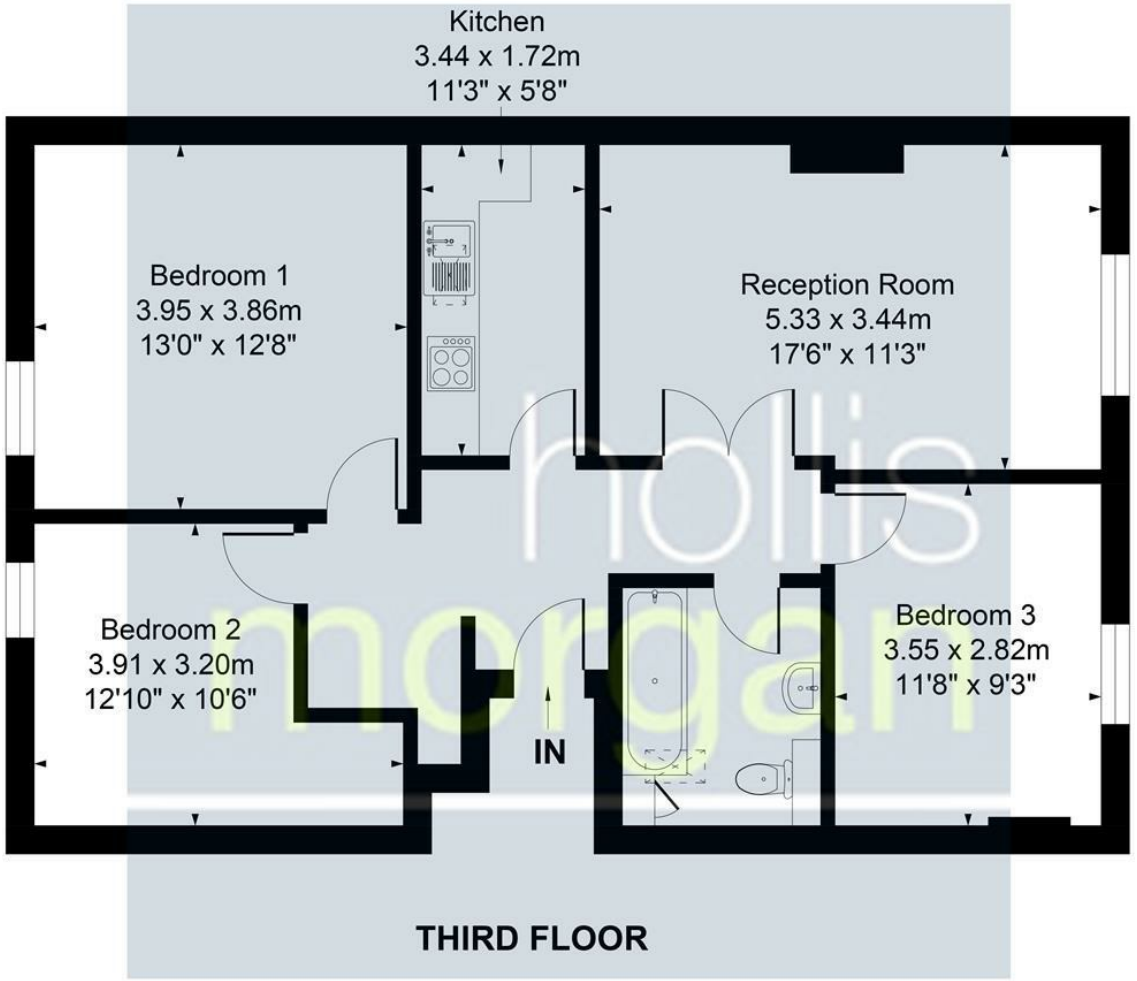
**Tenure/Management details**

Management Fees: £1846.50 pa

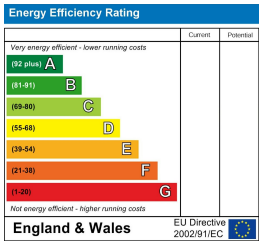
Leasehold: residue of 955 years

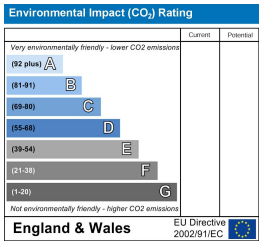
# 4 Gloucester Row, Clifton

**APPROX. GROSS INTERNAL FLOOR AREA 842 SQ FT 78.25 SQ METRES**




Illustrated for identification purposes only, measurements are approximate, not to scale.





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