



estate agents **auctioneers**

**hollis
morgan**

10, Downfield Lodge Downfield Road, Clifton, Bristol, BS8 2TQ
£250,000

A well presented purpose built apartment with garage and use of communal gardens.

- Purpose Built Development
- Prime Location
- Garage
- Open Plan
- Large Double Bedroom
- Private Communal Gardens
- No Onwards Chain
- Ideal Investment/First Time Purchase

The Property

The property is located on the First Floor of a popular purpose-built development which is situated in a quiet yet extremely convenient location. Internally the apartment briefly comprises a well-proportioned open plan kitchen/living room with electric heaters and views via a large double glazed window to rear, the modern fitted kitchen features a range wall and base units, electric hob and oven, tiled surround, stainless steel sink and laminated work surfaces. completing the footprint is a spacious double bedroom and contemporary finished bathroom with storage. Externally the property has the added benefit of a private garage and use of the communal gardens.

We believe this property would perfectly suit first-time buyers or investors alike.

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.

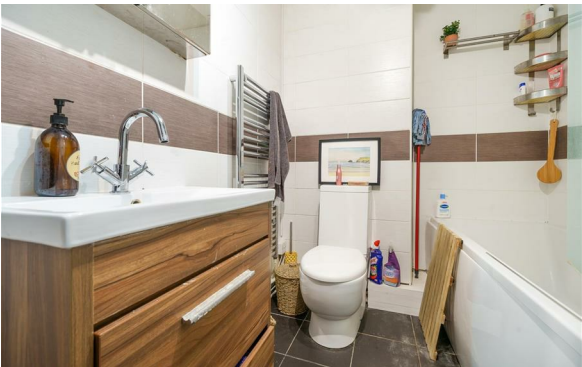
Other Information

Leasehold: 999 years from 1966
Management Fee: £1200 pa

Council Tax Band: B

Please Note

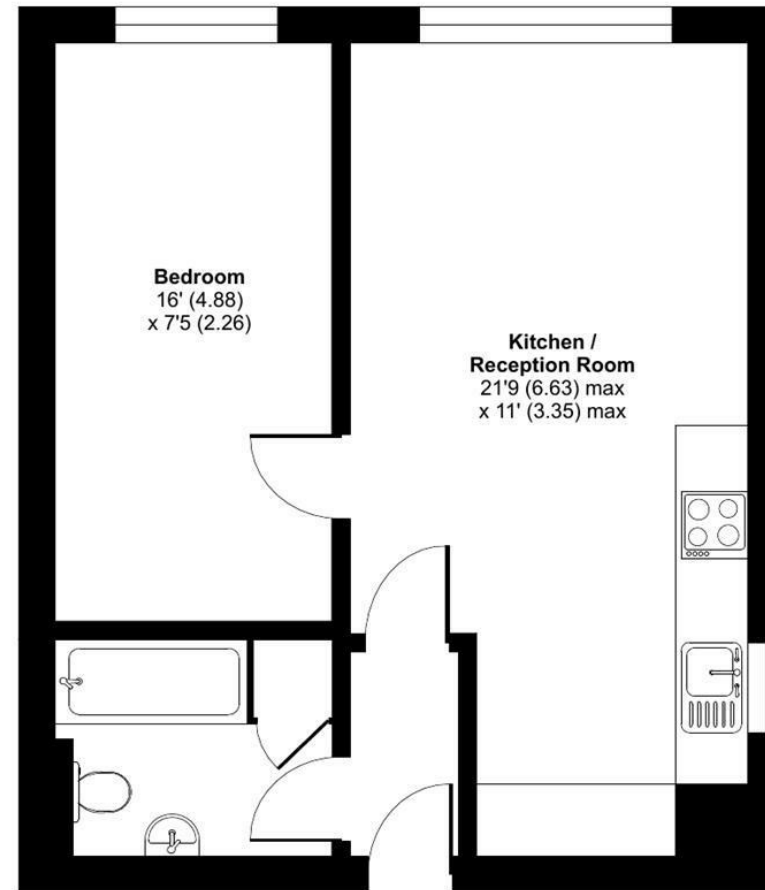
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Downfield Road, BS8

Approximate Area = 431 sq ft / 40 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2023. Produced for Hollis Morgan. REF: 1037280



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Hollis Morgan Property Limited, registered in England, registered no 7275716
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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