estate agents auctioneers
hollis morgan
5 The Fosseway, Clifton, Bristol, BS8 4EH
£300,000

Hollis Morgan - A spacious two bedroom apartment situated on the ground floor of a hugely popular retirement development in the heart of Clifton Village. The property benefits from direct access to the stunning communal gardens with its own seating / patio area as well as being within easy walking distance to Clifton Village. Chain free.

- Over 60's Retirement Development
- Sought After & Well Regarded
- Two Bedrooms
- Ground Floor
- Direct Access to Communal Gardens via French Doors
- Wet Room
- Immaculate & Newly Redecorated Throughout
- Superb Location
- Residents & Visitor Parking
- Virtual Tour Available

The Property
This spacious two bedroom garden apartment is located on the ground floor of this popular and very well regarded purpose built over 60's retirement development.
Located behind Clifton's iconic Birdcage Walk and at the end of a quiet residential cul de sac, the property is superbly well located to take full advantage of the vast range of amenities that can be found both within Clifton Village and Whiteladies Road, all within easy walking distance.
The bright and airy property has floor to ceiling windows, custom fitted wardrobes and two generous storage cupboards. The flat has also been freshly redecorated throughout and is ready to move straight into.

There is a generous reception room with direct access to a patio / seating area as well as the very well manicured gardens that provides a peaceful area for the residents to enjoy.
The well sized kitchen is located just off the living space and a range of wall and base units provide plenty of storage finished with laminated work surfaces as well as stainless steel sink & draining board, electric hob with extractor over, chest height BOSCH oven, washing machine and free standing fridge/freezer.

The master bedroom benefits from a fitted wardrobe as well as a green and pleasant outlook out over the garden as does bedroom two with both rooms featuring large floor to ceiling windows.
A good sized and well equipped wet room completes the accommodation and boasts large shower area with electric shower, basin, WC and heated towel rail.

In addition there are two good sized storage cupboards found off the hallway.

Location
Fosseway Court is located at the end of a quiet residential cul de sac and within a short walk away from the amenities found in Clifton Village as well as Whiteladies Road.

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. 68 years remaining
Fround Rent: £205 per annum
Management Fee: £279 pcm

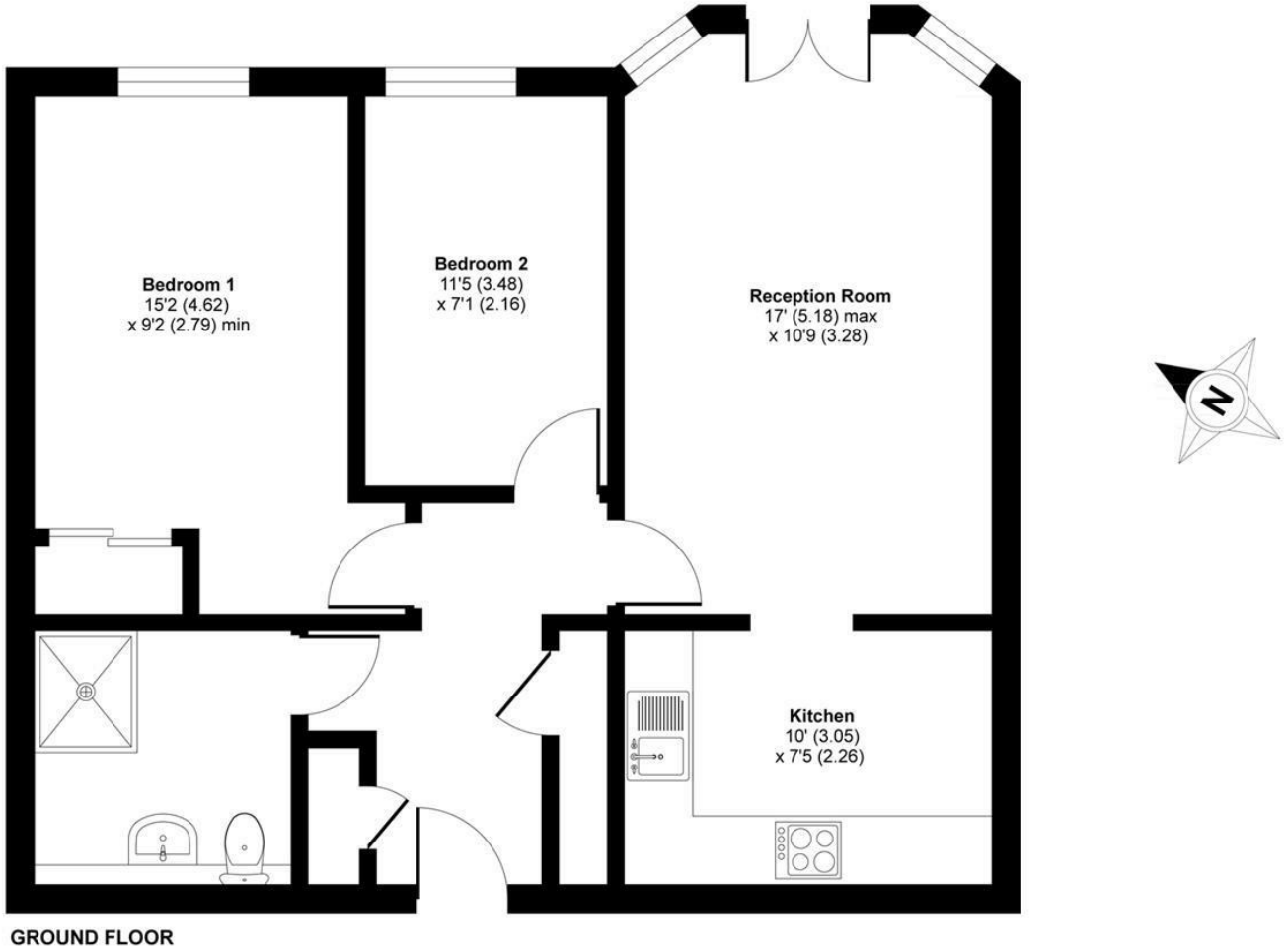
Council Tax Band: E

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.

Fosseway Court, The Fosseway, Bristol, BS8

Approximate Area = 662 sq ft / 61.5 sq m

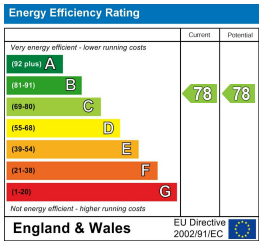
For identification only - Not to scale

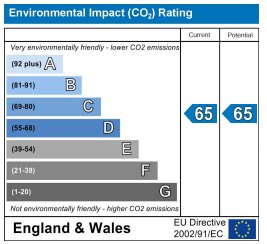


GROUND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Hollis Morgan. REF: 589232





e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: 0117 973 65 65

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

hollis
morgan