First Floor Flat, 11 Manilla Road, Clifton, Bristol, BS8 4ED

£435,000

Hollis Morgan - A fine apartment sat on the first floor of this attractive Victorian terrace, a short stroll away from the broad range of amenities Clifton Village has to offer. Available with no onward chain.

- First Floor Apartment
- End of Terrace
- Two Double Bedrooms
- Two Bathrooms
- Separate Kitchen
- Southerly Aspect
- Fantastic Location
- Within Easy Reach of Clifton Village
- Gas Central Heating
- Chain Free

The Property
Set on a quiet residential street, moments away from the hustle and bustle of Clifton Village with the broad range of popular amenities, this spacious apartment occupies the first floor of this attractive period terrace.

The living space benefits from a large bay window which takes full advantage of the southerly aspect making the generously proportioned room beautifully bright.
Adjacent, the kitchen occupies a separate room with a modern fitted kitchen with a range of wall and base units, solid wooden work tops, electric hob, extractor over, tiled splashbacks and stainless steel sink. In addition, there is also room for a freestanding breakfast bar which provides a convenient dining space.

At the rear of the building there are 2 good sized generous bedrooms, both with large sash windows and with pleasant views over the neighbouring properties.
Unusually, there are 2 bathrooms with a shower cubicle in one and a bath in the other along with low level WC and basin as well as a dedicated storage / utility cupboard.

Location
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.

Other Information
Share of Freehold. Residue of 999 years
Management Fee: £1,760 per annum

Council Tax Band: C

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.

COVID UPDATE
Following Government advice (04.01.21) the housing market will remain open during the new lockdown in England.

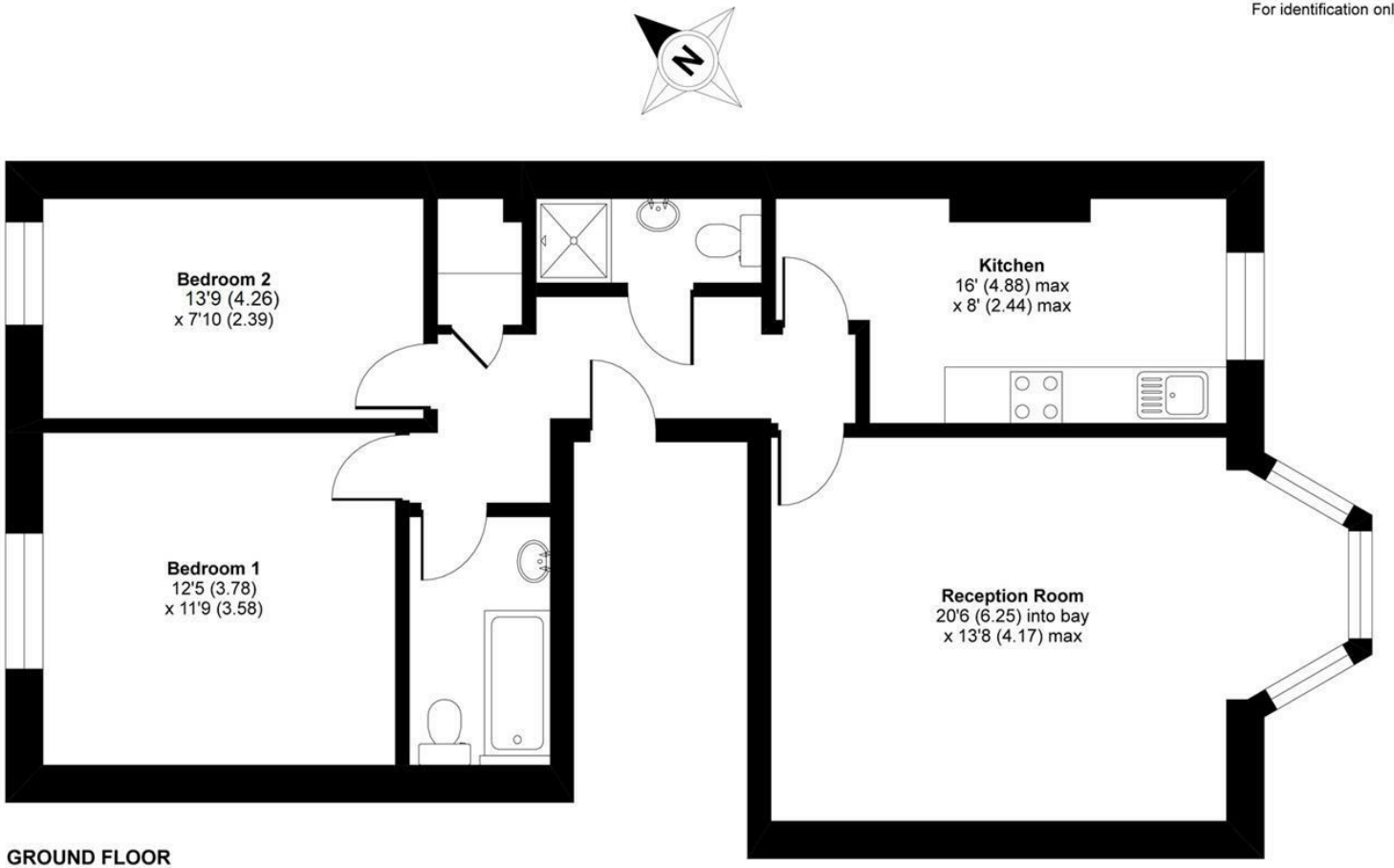
Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules.

Please contact us should you have any questions.

Manilla Road, Clifton, Bristol, BS8

Approximate Area = 810 sq ft / 75.2 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 2021. Produced for Hollis Morgan. REF: 694089

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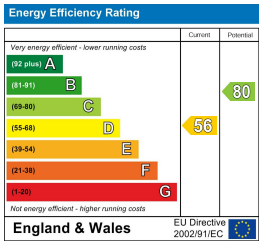

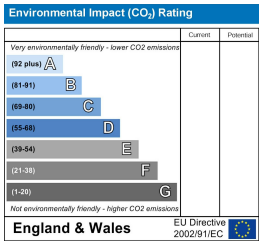

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