

estate agents **auctioneers**



Flat 4, 15 Eaton Crescent, Bristol, BS8 2EJ
£300,000

A sizeable (633 sq ft) 1 bedroom apartment in a leafy backwater Clifton location with parking space. No Onward Chain.

- Quiet Clifton location on a leafy street
- Communal gardens
- Separate Kitchen
- 633 Sq Ft
- Allocated parking space
- No Onward Chain
- Period Conversion

The Property

The property is located on the first floor of an imposing Victorian villa on a peaceful street flanked by well-manicured communal gardens. The accommodation briefly comprises a spacious and light reception room, modern fitted kitchen, bathroom and double bedroom.

The living room is located at the front of the building and benefits from plenty of natural light and green outlook through the traditional sash windows.

A separate kitchen boasts ample white gloss floor and wall cupboards, worktop space for culinary preparations, electric hob, oven and extractor fan, fridge freezer, dishwasher and washer/dryer.

The double bedroom, situated on the side of the house, offers a serene space for relaxation with pleasant views over the mature garden. It also has a convenient built in double wardrobe. Adjacent to the bedroom is the sizeable, tiled bathroom fitted with a 3-piece white suite with mains fed shower over bath, basin and WC.

Externally, residents of 15, Eaton Crescent also enjoy exclusive use of the secluded private gardens.

Finally, the property has the added benefit of an allocated parking space accessed via the garden through an iron gate.

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: 958 years remaining

Management Fee: £2,373.48 per annum

Council Tax Band: B

Please Note

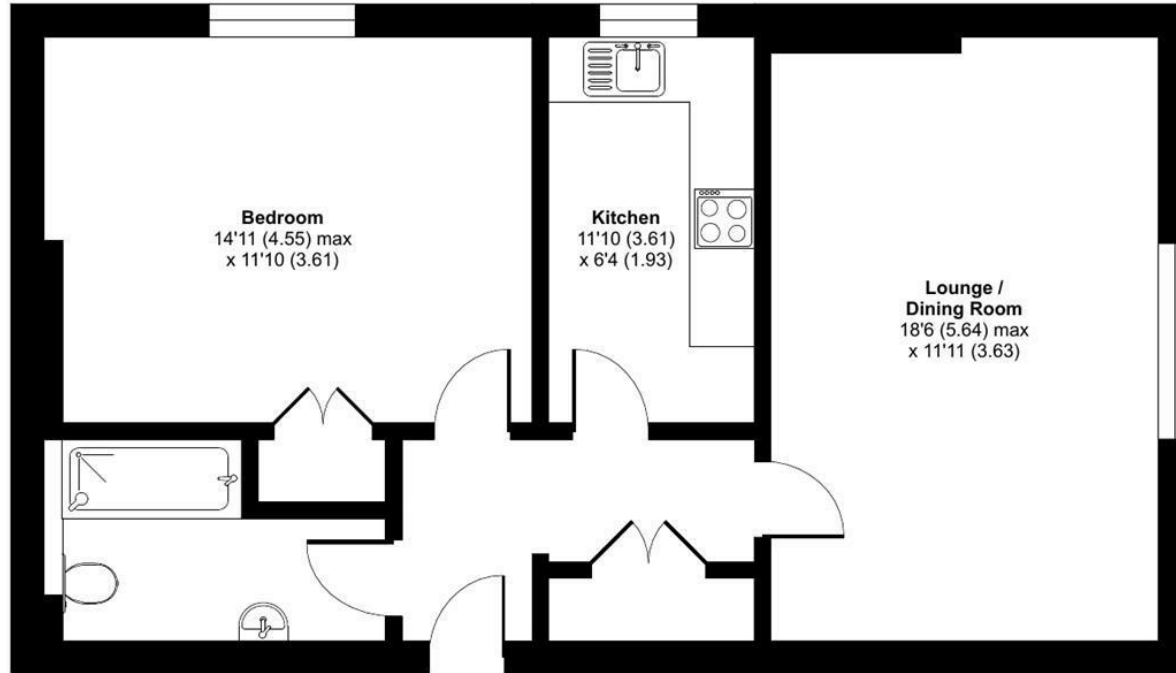
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Eaton Crescent, Clifton, Bristol, BS8

Approximate Area = 633 sq ft / 58.8 sq m

For identification only - Not to scale



FIRST FLOOR



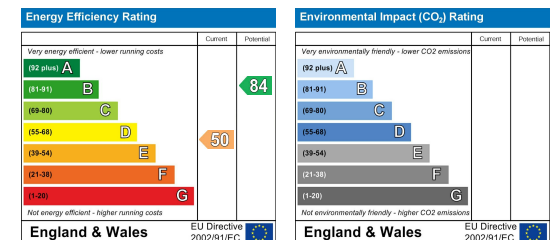
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