

estate agents **auctioneers**



003 Royal Parade, 2-7 Elmdale Road, Clifton, Bristol, BS8 1SY

£225,000

Hollis Morgan - A practically appointed apartment positioned in a modern conversion moments from Clifton Triangle

- Impressive period building
- Fantastic location
- Intercom entry
- Decked terrace area
- No Onward Chain

Description

Royal Parade is a prestigious conversion from Dingles Department Store into stunning and individual apartments. The building is entered via a large flight of steps leading on to a large entrance. The apartment itself is accessed by a central bright and spacious atrium and it benefits from a spacious communal terrace.

Location

Royal Parade is situated in the heart of Clifton Triangle on a surprisingly quiet street despite its close proximity to Bristol University and Park Street with its own individual shops and restaurants. Brandon Hill, Bristol's oldest park, is only a few metres away with its iconic Cabot Tower and panoramic views over the city and harbourside. Clifton Down shopping Centre and train station are both within a mile.

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.

Hallway

Engineered wood floor, entry phone and storage/airing cupboard.

Kitchen

16'1" x 15'6" (4.91 x 4.74)

Wall and base units, laminated work tops, stainless steel sink and mixer tap, integrated dishwasher, electric hob and oven. extractor over, tiled splash back and engineered wood floor.

Living Room

Large double glazed double doors on to communal outside space, electric heater, TV point and engineered wood floor.

Bathroom

Mains fed shower over bath, w/c, basin, heated towel rail and tiled floor and surrounds

Bedroom

11'5" x 11'3" (3.49 x 3.44)

Double glazed window to front elevation, electric heater and fitted wardrobe.

Tenure/Management Information

Tenure: Leasehold Residue of 999 years

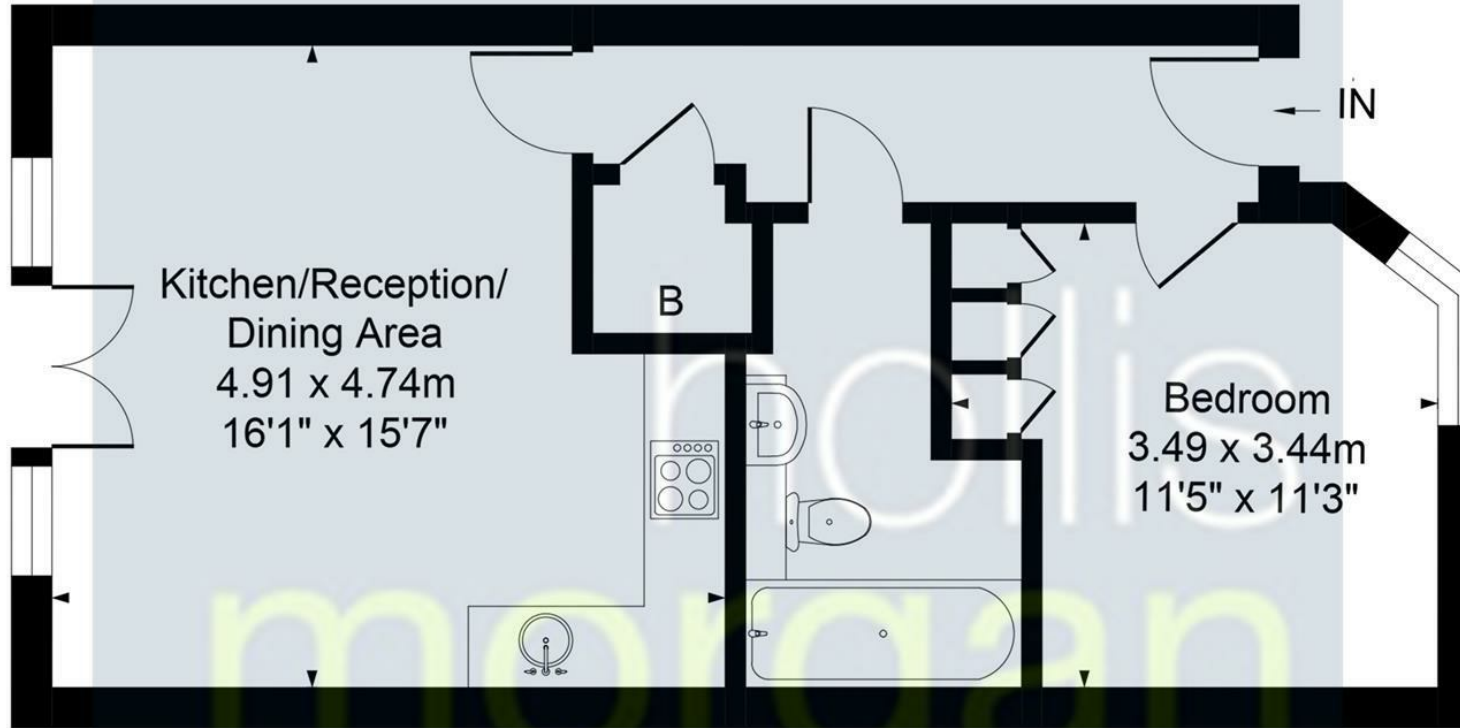
Management Charge: £124.00 per month

Ground Rent: £200.00 per annum





2-7 Elmdale Road, Clifton, BS8 1SY
 APPROX. GROSS INTERNAL FLOOR AREA 501 SQ FT 46.51 SQ METRES

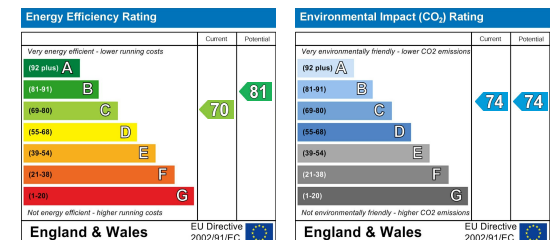


Illustrated for identification purposes only, measurements are approximate, not to scale.

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