

estate agents **auctioneers**

**hollis
morgan**



FFF, 3A Alma Vale Road, Clifton, Bristol, BS8 2HL

£425,000

Charming first floor conversion located in the heart of Clifton.

- First Floor Apartment
- Period Conversion
- Two Double Bedrooms
- Well Presented
- Features Throughout
- Gas Central Heating

The Property

Set within an elegant Georgian building on one of Clifton’s most sought-after streets, this first-floor apartment effortlessly combines period charm with modern convenience. Stepping inside, you are welcomed into a bright hallway that leads straight to a stunning reception room. Bathed in natural light from its tall Georgian sash windows—one beautifully adorned with stained glass—this elegant space retains many original features, including intricate cornicing, dado rails, wooden shutters, and a striking grey marble fireplace. To the rear, the stylish kitchen is thoughtfully designed with sleek white cabinetry, solid wood countertops, and a range of appliances, including a slimline dishwasher, washing machine, gas hob, electric oven, and extractor fan. A freestanding fridge freezer completes the space, offering both practicality and style. The apartment boasts two generous double bedrooms, each featuring large sash windows with wooden shutters and exquisite period cornices, creating an atmosphere of timeless elegance. The contemporary shower room is fully tiled and finished to a high standard, featuring a large walk-in shower, WC, and a basin set within a modern vanity unit. Additionally, a spacious hallway cupboard provides valuable storage, ensuring the apartment is as functional as it is beautiful. Perfectly positioned in the heart of Clifton, this charming home offers a rare opportunity to enjoy classic Georgian architecture with all the comforts of modern living.

Location - Clifton

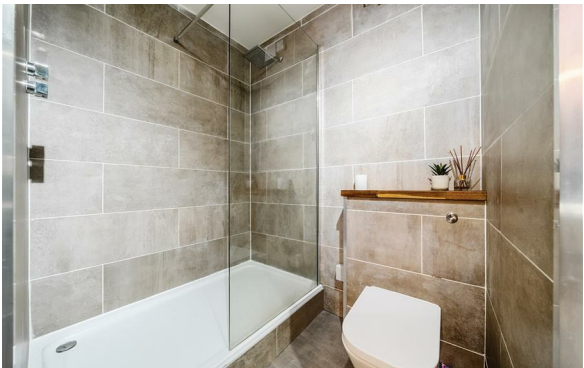
Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton Village including Clifton Down shopping Centre and the iconic Alma Tavern pub and its theatre. 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 25/03/2012
Ground rent: £200 pa
Management Fee: circa £226 pcm
Council Tax Band: C

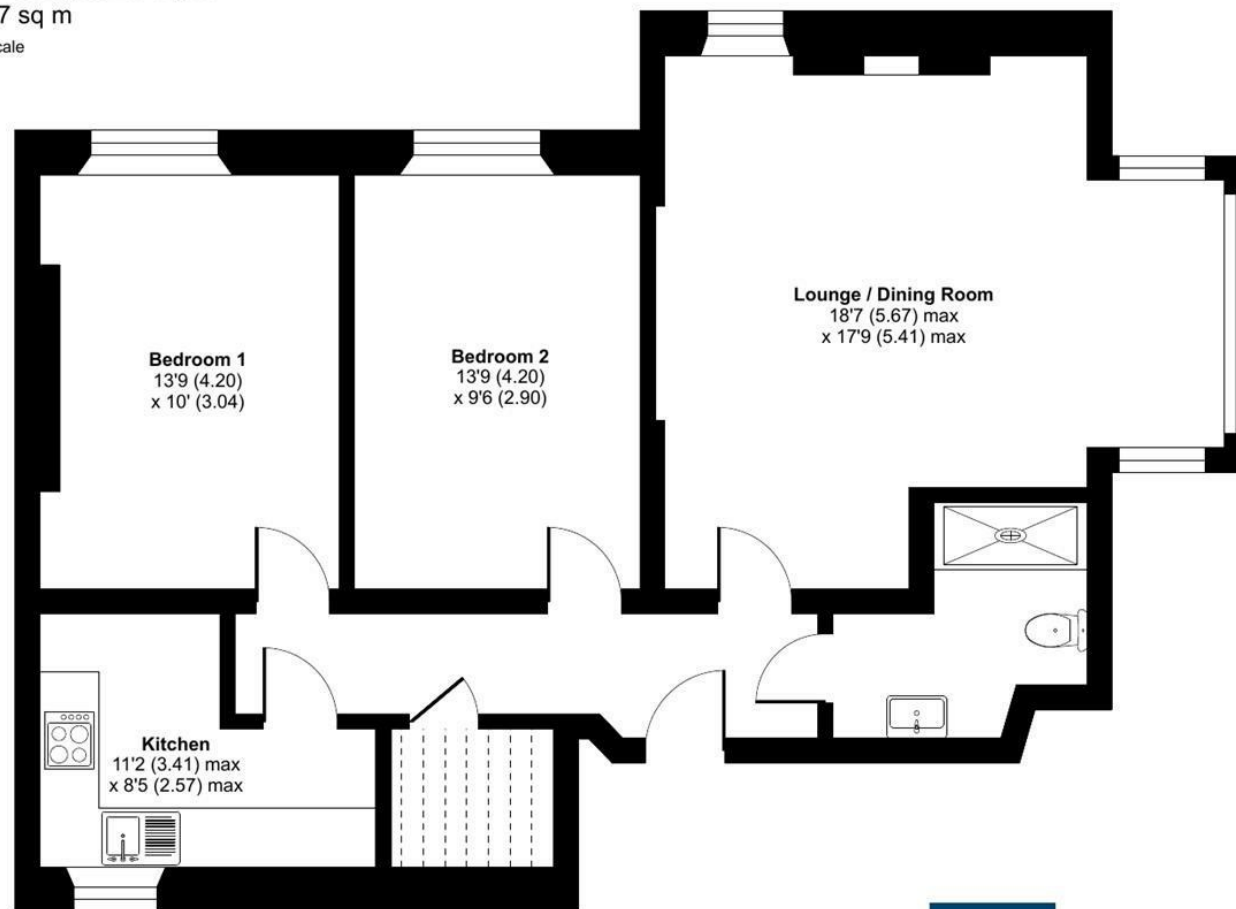
Please Note

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Alma Vale Road, Bristol, BS8

Approximate Area = 786 sq ft / 73 sq m
 Limited Use Area(s) = 30 sq ft / 2.7 sq m
 Total = 816 sq ft / 75.7 sq m
 For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hollis Morgan. REF: 1250194



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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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