

estate agents **auctioneers**

**hollis  
morgan**



**Flat B, 87 Park Street, Clifton, Bristol, BS1 5PJ**  
**Offers In Excess Of £265,000**

Hollis Morgan - A spacious mid level apartment with private balcony ideally located, opposite Bristol Uni and amongst a number of local amenities. No onward chain.

- Two Double Bedrooms
- Opposite Bristol Uni
- Local Amenities on The Doorstep
- Large Private Balcony
- Chain Free
- Ideal Investment / First Time Purchase
- Grade II Listed

### The Property

Deceptively spacious, this two double bedroom apartment provides a surprising amount of space throughout and benefits from fine views of the Wills Memorial Building to the front and distant countryside views above the neighbouring rooftops to the rear from the large private balcony.

The spacious open plan kitchen / living space occupies the front of the property and benefits from period sash windows, timber wall and base units, stainless steel sink, gas hob with separate oven and grill along with an integrated fridge / freezer and dishwasher.

Both double bedrooms are generous in size with the master benefiting from large fitted wardrobes as well as direct access to the large private balcony to the rear of the property which provides a rare opportunity of outside space in the City Centre. The bathroom allows space for a separate shower cubicle, bath, basin & WC.

### Location

Park St is a vibrant and iconic part of the city which hosts an eclectic and diverse mix of boutique shops, cafes and restaurants between Clifton and the heart of the city and opposite Bristol University.

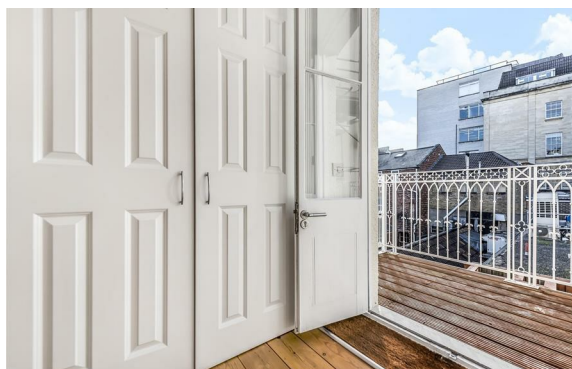
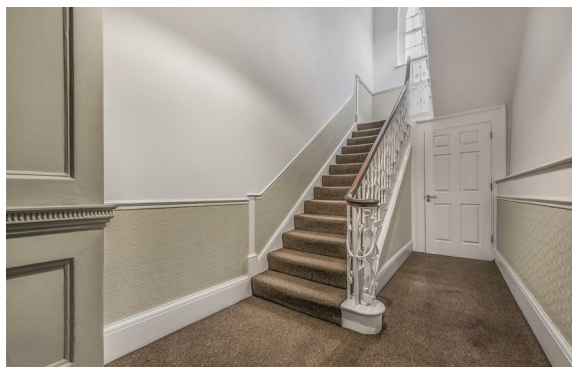
The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot's Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

### Tenure & Management Info

Please refer to agent.

### 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.





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