

estate agents **auctioneers**



Flat 6, 15 Eaton Crescent, Clifton, Bristol, BS8 2EJ
Guide Price £399,950

Hollis Morgan - A 2 double bedroom hall floor apartment which has been beautifully refurbished throughout with garage, allocated off street parking and a beautifully maintained communal garden. Located only a short stroll from all the Clifton Village amenities.

Description

Flat 6 is an exceptional period apartment situated on the hall floor level of a grand Victorian building, the property has been carefully restored by its current owners, combining exquisite period features with modern touches to produce a stunning home in a sought after area of Clifton.

Location

Situated between Whiteladies Road and Clifton Village with its eclectic range of shops wine bars and restaurants whilst The Business, Educational, Medical, Cultural and Leisure Facilities of the City Centre are within one and a half miles.

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

Oak Flooring, storage cupboard housing appliances.

Lounge/Dining Area

22'3 x 12'6 (6.78m x 3.81m)

Bay window to front elevation with shutters, radiator, oak flooring.

Kitchen

Matching wall and base units with Silestone worksurfaces and tiled splash backs, integrated "Miele" appliances which include 1 single pyro and 1 steam oven, induction/gas hob with downdraft extractor, Fridge/freezer and dishwasher. Peninsula complete with stainless steel sink/ instant boiling tap, pendant lights and seating area. Sash window to side elevation.

Bedroom 1

8'6 x 12'6 (2.59m x 3.81m)

Sash window to side elevation, period style radiator, integrated wardrobe.

Bedroom 2

6 x 9'3 (1.83m x 2.82m)

Sash window to side elevation, period style radiator.

Bathroom

White three piece bathroom suite comprising tiled flooring/surround, low level W.C, oak shelves, wash basin, shower over bath, heated towel rail.

Communal Garden

Shared lawned garden to the front of the property.

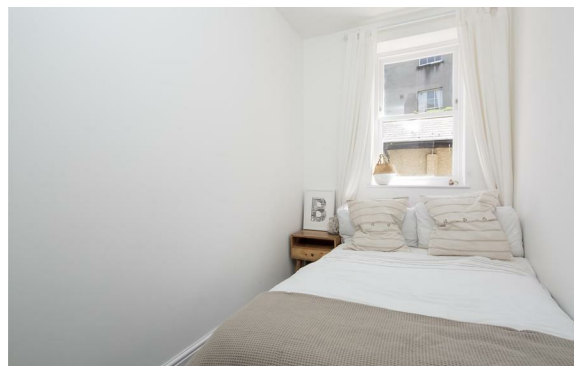
Garage/ Parking

Shared double garage with up and over door. Allocated Parking Space.

Tenure/Management Information

Monthly management fee: £89

Residue of 999 years remaining on the lease.



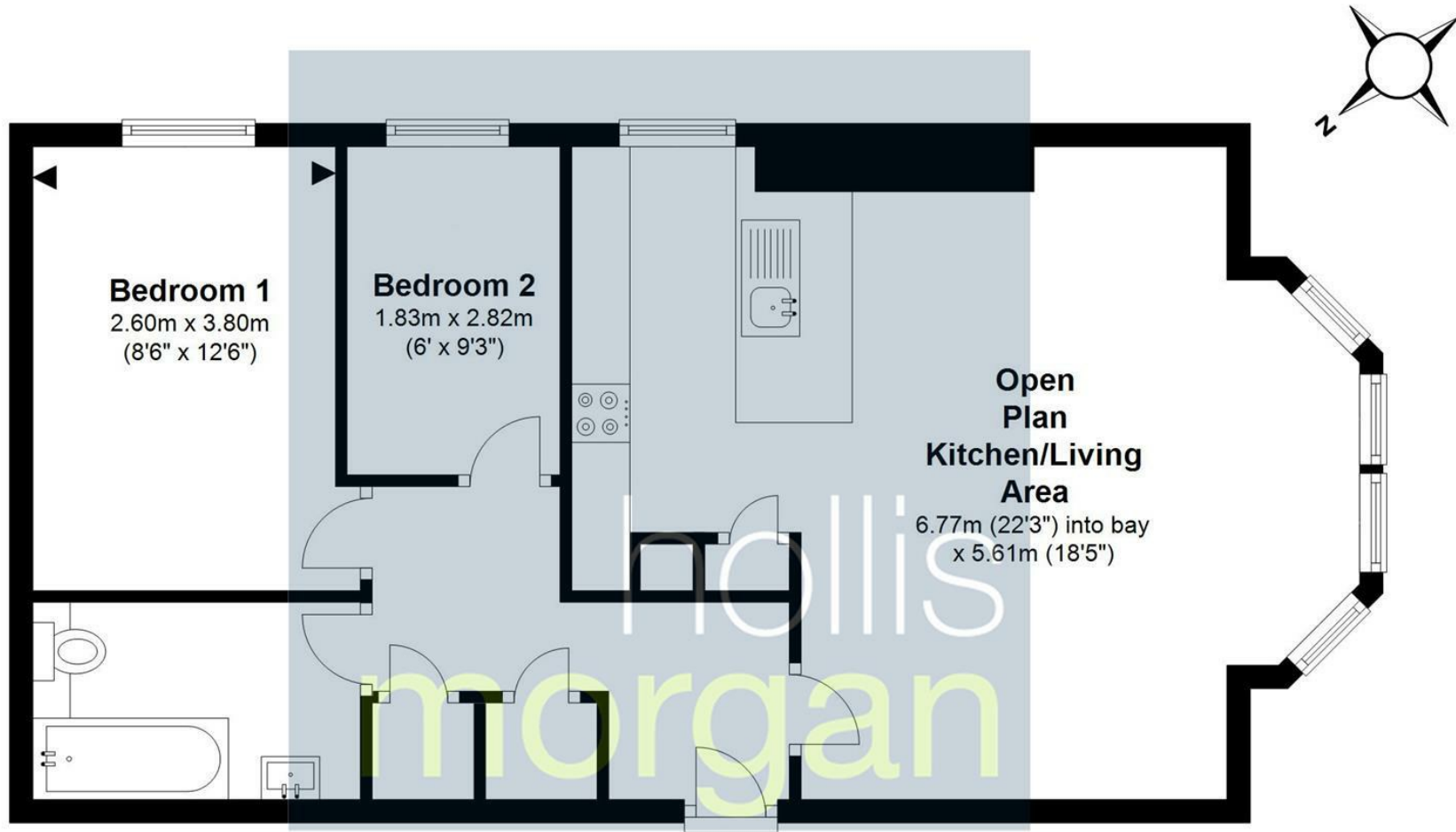


Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplan Produced by Westcountry EPC
Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	68		81
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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