

estate agents **auctioneers**



**Top Floor Flat, 2 College Road, Clifton, Bristol, BS8 3JB**

**£625,000**

An impressive and well presented 3/4 bedroom (1251 Sq Ft) apartment situated in a sought after Clifton location.

- 1251 Sq Ft
- Victorian Conversion
- Superb Condition
- Two Bathrooms
- Fine Views
- Parking
- Use of Communal Gardens

### The Property

The property encompasses the top floor level of a handsome Victorian mansion on the ever desirable College Road. Over recent years, the apartment has undergone extensive works and this is reflected in the impressive general condition throughout. The finish is contemporary yet sympathetic to the original features.

Access to the property is gained via a communal staircase, which beckons you into a generous entrance hall. The kitchen / dining area is light and airy, and extremely practical courtesy of a separate utility area with cupboards, sink and washing machine. The kitchen comprises matching wall and base units, quartz work-surfaces with a tiled surround, induction hob, fridge/freezer and dishwasher.

Located within close proximity is a generous living area with ample space and a pleasant outlook over the neighbouring properties. The family-sized, three piece bathroom is tiled throughout and offers bath with overhead mains fed shower, WC and basin.

The property offers three impressive bedrooms with an additional study/fourth bedroom. Bedroom no. 2 has the added advantage of a stylish en-suite shower room with WC, shower and basin. Bedroom no. 1 has large proportions and like no. 2 has a pleasant outlook over the neighbouring gardens.

Further benefits include gas central heating and an allocated parking space

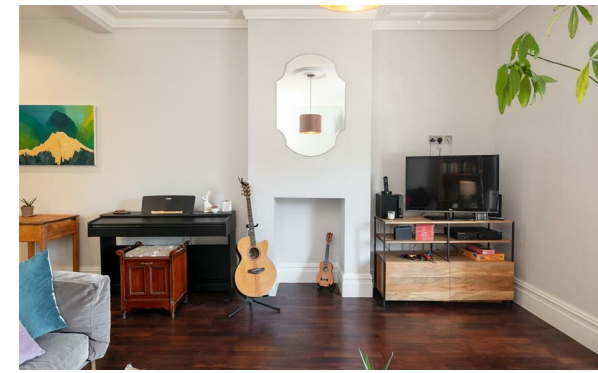
### Location

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.

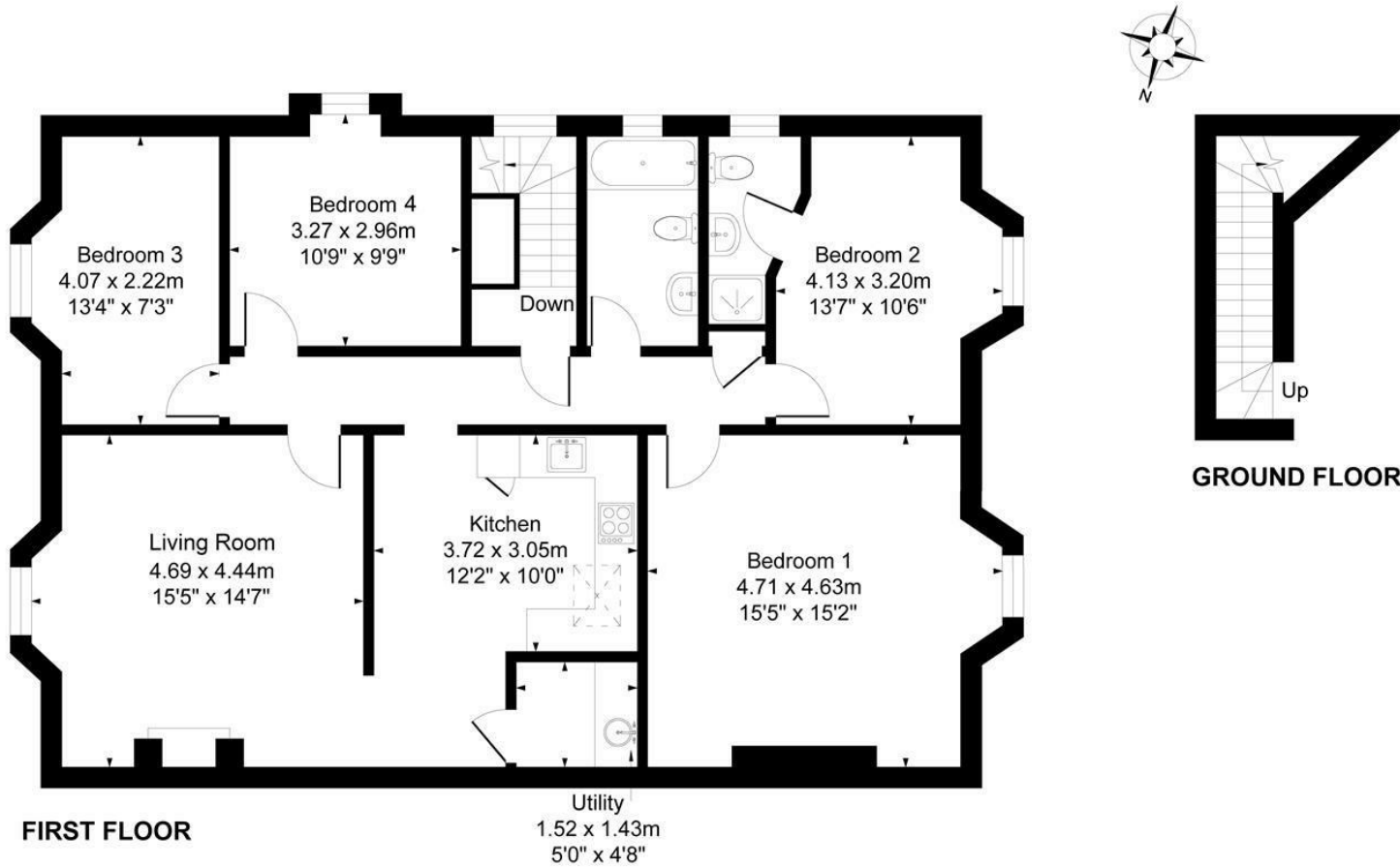
### Further Information

Share of Freehold (25%)  
900+ years lease  
Management fees: £100 pcm  
Council Tax: E

### Please Note



APPROX. GROSS INTERNAL FLOOR AREA 1251 SQ FT 116.25 SQ METRES



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

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	79		
	58		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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