10, Downfield Lodge Downfield Road, Clifton, Bristol, BS8 2TQ

£250,000

A well presented purpose built apartment with garage and use of communal gardens.

- Purpose Built Development
- Prime Location
- Garage
- Open Plan
- Large Double Bedroom
- Private Communal Gardens
- No Onwards Chain
- Ideal Investment/First Time Purchase

The Property
The property is located on the First Floor of a popular purpose-built development which is situated in a quiet yet extremely convenient location. Internally the apartment briefly comprises a well-proportioned open plan kitchen/living room with electric heaters and views via a large double glazed window to rear, the modern fitted kitchen features a range wall and base units, electric hob and oven, tiled surround, stainless steel sink and laminated work surfaces. completing the footprint is a spacious double bedroom and contemporary finished bathroom with storage.
Externally the property has the added benefit of a private garage and use of the communal gardens.

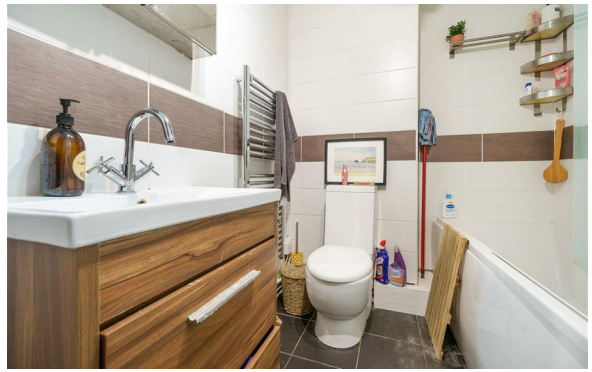
We believe this property would perfectly suit first-time buyers or investors alike.

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. 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 1966
Management Fee: £1200 pa

Council Tax Band: B

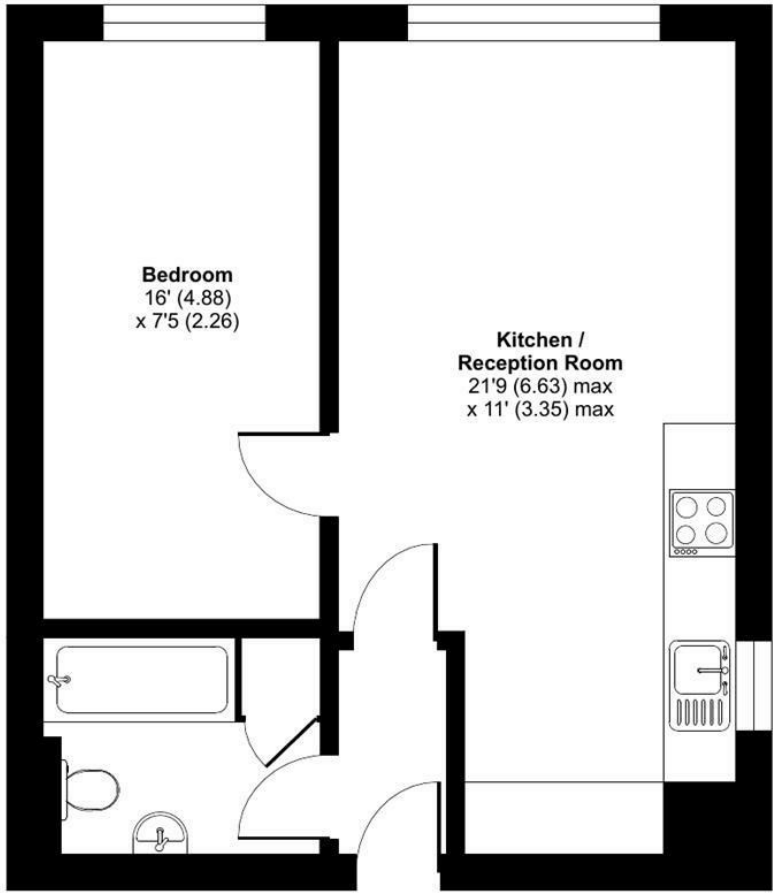
Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.



Downfield Road, BS8

Approximate Area = 431 sq ft / 40 sq m

For identification only - Not to scale



FIRST FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hollis Morgan. REF: 1037280

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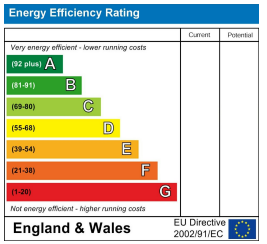

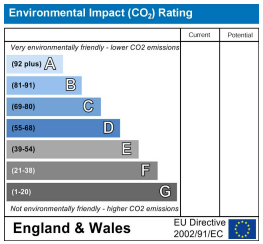

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