

estate agents auctioneers

hollis  
morgan

TFF, 10 Whatley Road, Clifton, Bristol, BS8 2PU  
£365,000

Hollis Morgan - A generously proportioned (1,000sq ft) three bedroom top floor apartment located on a pretty tree-lined residential street. Fully let for the 20/21 academic year, generating £22,500 per annum.

- VIRTUAL VIEWING AVAILABLE
- Investors Only
- Fully Let Student Flat
- Income: £22,500 per annum
- Top Floor Flat
- Three Double Bedrooms
- Open Plan Living Space
- Ideal Location
- Double Glazing
- Gas Central Heating

#### The Property

A good sized and characterful apartment located on the top floor of this attractive Victorian period property within close proximity to the vast range of amenities found on the nearby Whiteladies Road and within walking distance to Clifton Village.

The property consists of three generous double bedrooms, which take advantage of the vaulted ceilings and numerous windows creating bright and airy rooms with plenty of space for a range of bedroom furniture / desk space.

In addition, there is a good sized dual aspect open plan living / kitchen area with modern fitted kitchen and pleasant leafy views over the road below.

Finally, there is a generous and well lit family bathroom with mains fed shower over bath, basin, WC and heated towel rail.

The property is fully let for the 2020/2021 academic year and is currently generating £22,500 (net) per annum.

Furniture to be included in the sale.

#### 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.

#### Other Information

Leasehold. Residue of 999 years

Management Fee: £120 pcm

Council Tax Band: C

#### Please Note

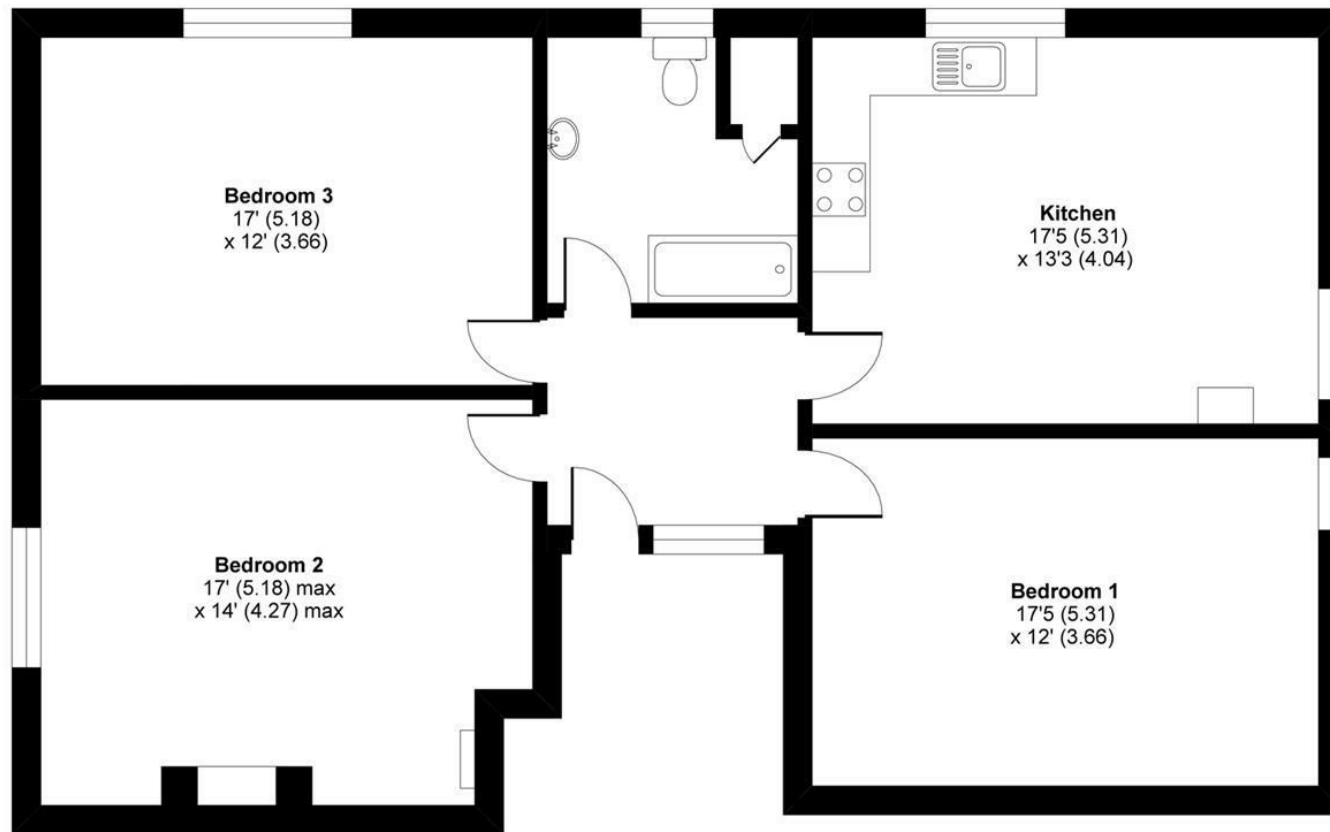
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.



# Whatley Road Bristol, BS8

Approximate Area = 1057 sq ft / 98.2 sq m

For identification only - Not to scale



**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for Hollis Morgan. REF: 649373

TEL | **0117 933 9522** | 9 Waterloo Street, Clifton, Bristol BS8 4BT

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) | [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

Hollis Morgan Property Limited, registered in England, registered no 7275716  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
70	81	66	81

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	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	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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