estate agents auctioneers

hollis morgan

Flat 1, Tempus, 19 Brighton Mews, Clifton, Bristol, BS8 2NW

£315,000

An extremely well located modern apartment with balcony and communal terrace.

- Open Plan
- Modern Development
- Large Balcony
- High Quality Finishes
- Whiteladies Road
- Roof Top Terrace
- Prime Location

The Property
Located on the first floor within a modern purpose-built building is this extremely well-presented property benefits from high quality finishes throughout and a practical open plan layout, situated in a very sought after location.

Initially as you walk into the property you are greeted by the entrance hallway which flows to a very spacious open plan living & kitchen space. To the right is a very stylish contemporary kitchen lined with white Quartz worktops and is equipped with 'Smeg' appliances which includes Oven, Induction Hob, Dishwasher, Microwave, Fridge/Freezer.

A generous balcony spanning with entire width of the flat, fronts onto the living space with two French doors and floor to ceiling windows, which utilise the views of Whiteladies Road and draws brightness into the room.

Towards the rear of the property the accommodation provides a large double bedroom with built in wardrobes. Opposite is a 3-piece bathroom which has been elegantly tiled and fitted with 'Roca' sanitaryware. There is a waterfall shower over the bath and a cupboard with LED lights surrounding.

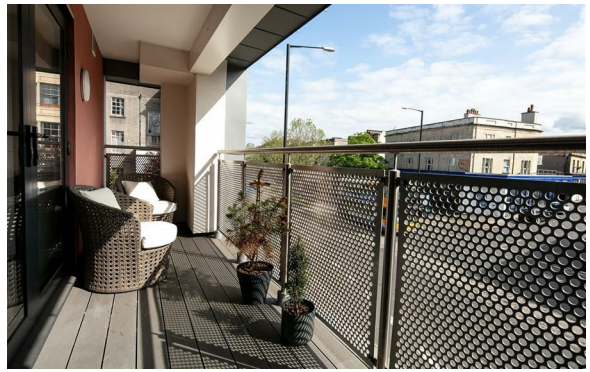
The building also boasts a large rooftop terrace that provides outdoor furniture & lighting, this is also located on the first floor.

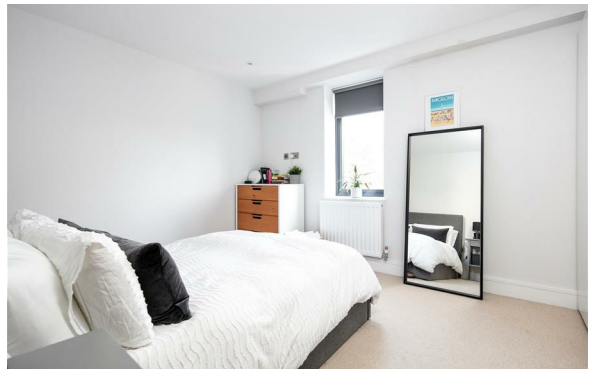
With its bright & airy feel, top quality specifications and extremely convenient location we highly recommend viewing this property.

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.

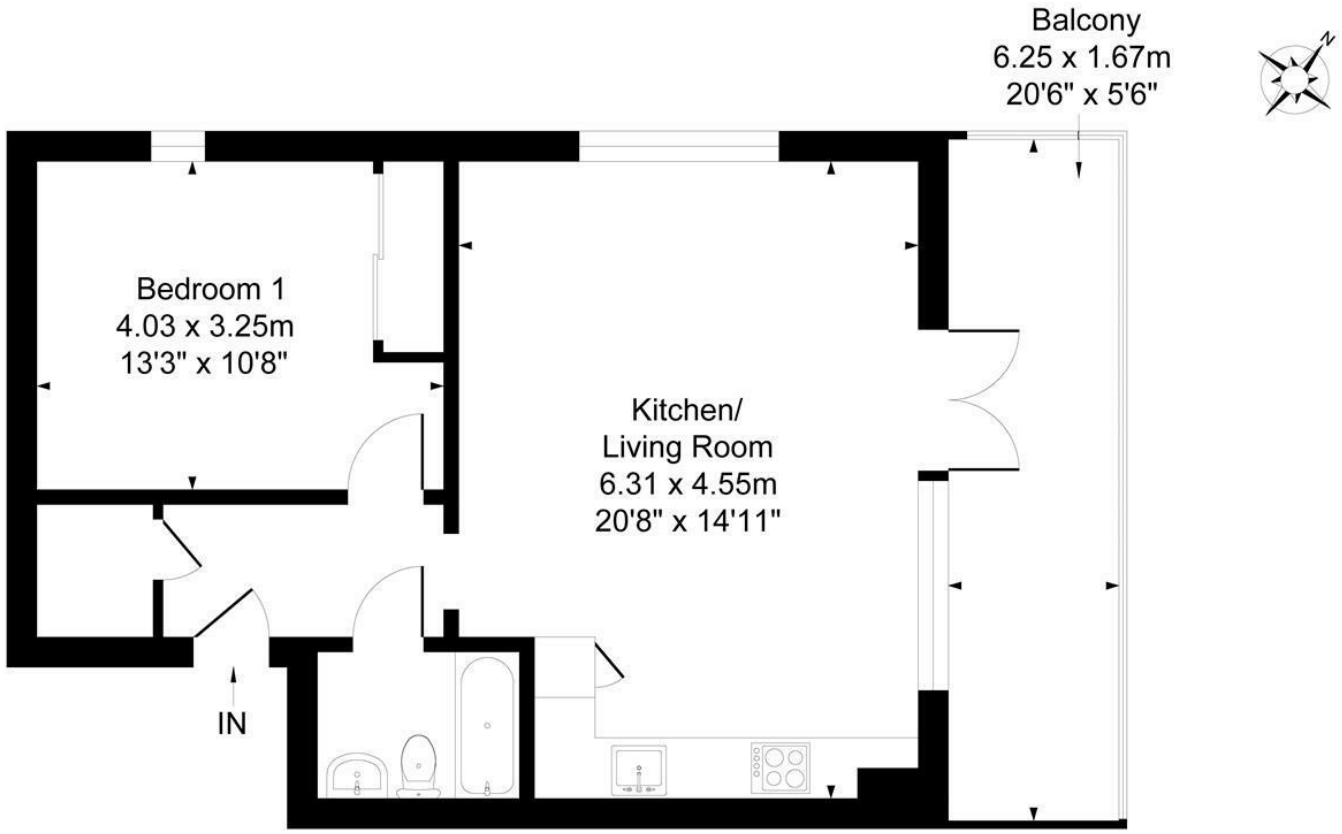
Other Information
Leasehold: Residue of 999 years from Dec 2017
Apartment Service charge: £432.80 pa
Building Service charge: £1,140.80 pa
Ground rent: £150.00 pa
Council Tax Band: C

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.



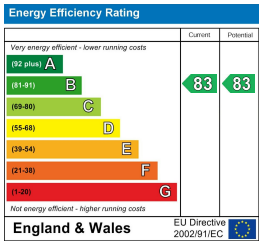


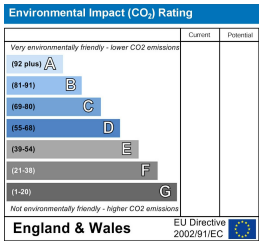
APPROX. GROSS INTERNAL FLOOR AREA 545 SQ FT 50.63 SQ METRES



FIRST FLOOR

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





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