

estate agents | auctioneers

hollis
morgan

P Permit
holders
only
CE
Mon - Fri
9 am - 5 pm

FFF, 11 Hanbury Road, Clifton, Bristol, BS8 2EW

£350,000

Hollis Morgan - A stunning and tastefully finished first floor period apartment situated in a picturesque Clifton location.

Description

Positioned on the desirable first floor level of an attractive Victorian property sits the related apartment which offers stylish and spacious accommodation (700 sq ft) with original features throughout. Internally the property comprises (20'4 x 15) lounge complete with bespoke book case and dining/study area, quality fitted kitchen with integrated appliances, two double bedrooms and a three piece bathroom suite.

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. The property is equally close to Durdham Downs with its acres of open land and woodland bounded on the south western side by the spectacular Avon Gorge with the historic Clifton Suspension Bridge providing a unique crossing to North Somerset.

Living Room

20'4 x 15 (6.20m x 4.57m)

Sash window to rear, engineered wood flooring and radiator.

Kitchen

8'10 x 7'8 (2.69m x 2.34m)

Matching wall and base units, solid "Dekton " worksurfaces and splash backs., Integrated "Bosch" appliances which include gas hob complete with electric oven and extractor fan, fridge freezer, dish washer and washing machine. Gas combination boiler, sash window to rear, engineered wood flooring and low level period style radiator.

Master Bedroom

11'5 x 11'5 (3.48m x 3.48m)

Sash window to front elevation, radiator, cornice coving.

Bedroom 2

11'3 x 8'8 (3.43m x 2.64m)

Built in storage cupboard.

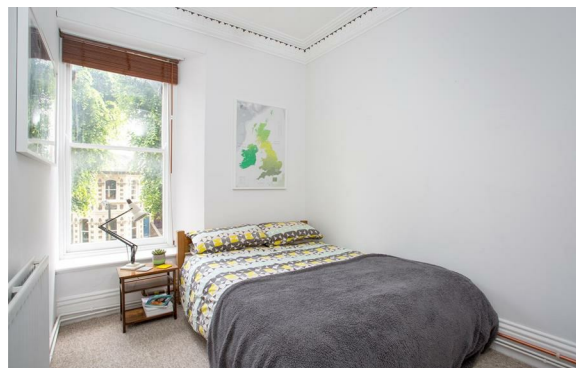
Sash window to front elevation, radiator, cornice coving.

Bathroom

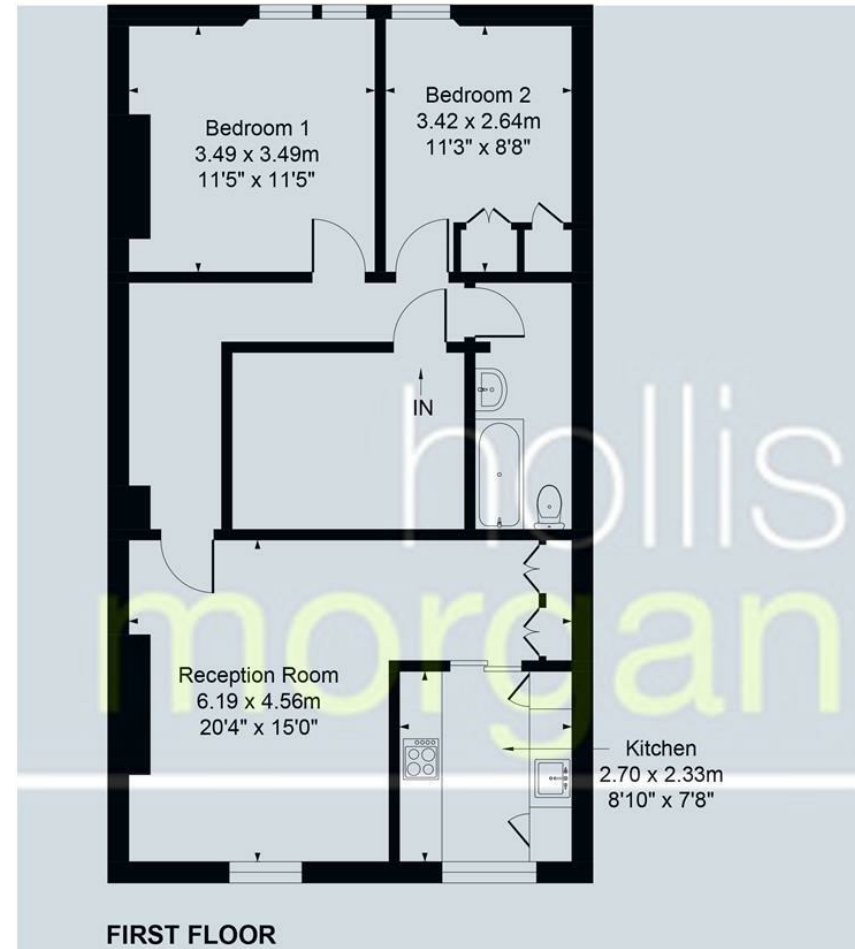
Mains fed shower over bath, tiled surrounds, W.C, basin and radiator.

Tenure/Management Information

Please refer to agent.



11 Hanbury Road
 APPROX. GROSS INTERNAL FLOOR AREA 693 SQ FT 64.41 SQ METRES



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

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

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