

estate agents **auctioneers**

**hollis
morgan**

Flat 7, 6 Eaton Crescent, Clifton, Bristol, BS8 2EJ

£330,000

Hollis Morgan - A well presented (685 Sq Ft) two double bedroom apartment located on the ever popular Eaton Crescent.

- Period Conversion
- Eaton Crescent
- Two Double Bedrooms
- Modern Finish
- Gas Central Heating
- No Onward Chain
- Communal Gardens

The Property

The apartment is situated on the upper floors of an attractive Victorian building which in 2006 was carefully converted into luxury apartments. The practically appointed accommodation comprises spacious hallway with a loft area, light and airy lounge with low level sash window, modern fitted kitchen with ample storage space and integrated "Smeg" appliances, Tiled 3 piece bathroom suite with mains fed shower and two generously proportioned double bedrooms. The property benefits further from bike storage, private communal gardens and is offered to the market with no onward chain.

Location

Located moments away from the huge range of local amenities that Whiteladies Rd and Clifton Village has to offer, from supermarkets to small independant boutiques and from bars & restaurants to quiet cafes.

Whatley Road is also very conveniently situated to take advantage of Clifton Down Train Station which from this particular apartment is a very easy short walk away from.

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.

Tenure/Management Information

Please refer to agent.

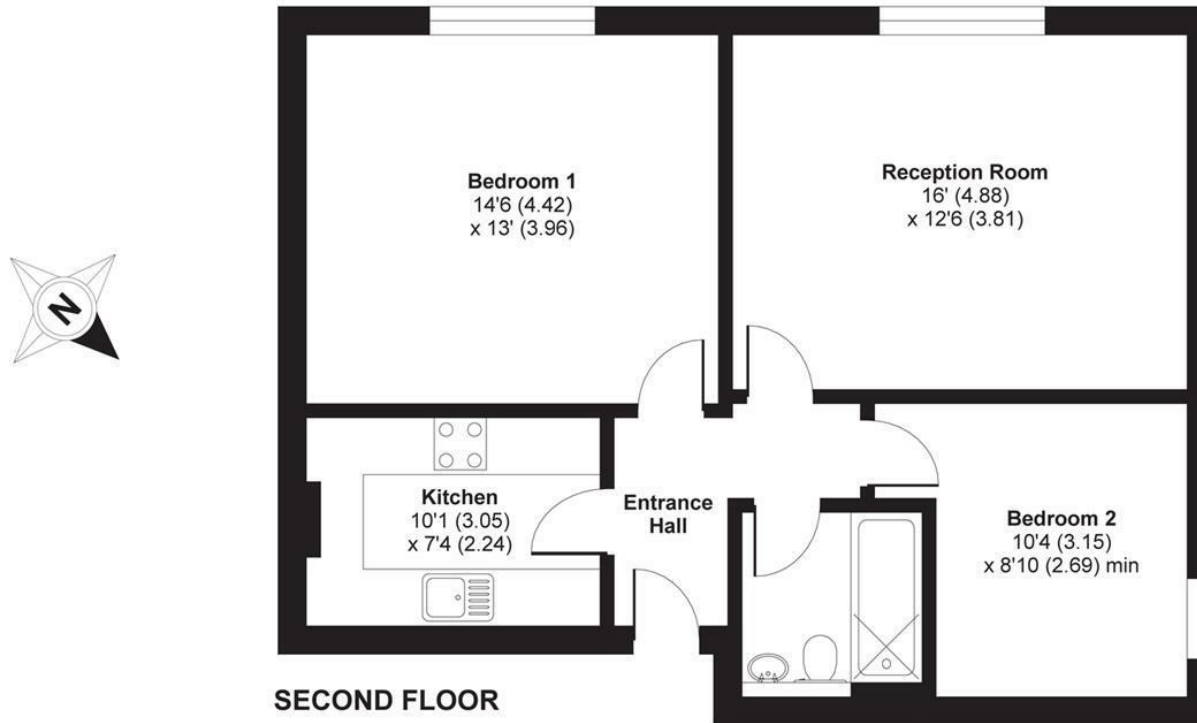
Please Note

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.



Eaton Crescent, Bristol, BS8

APPROX. GROSS INTERNAL FLOOR AREA 685 SQ FT 63.6 SQ METRES



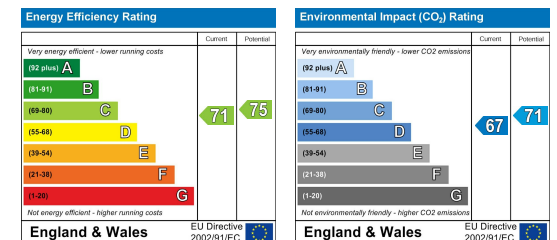
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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