estate agents auctioneers
hollis morgan
17B St. Pauls Road, Clifton, Bristol, BS8 1LX
£465,000

Hollis Morgan - Spacious two double bedroom hall floor flat in prime Clifton location with TWO allocated off street parking spaces.

- Grade II Listed
- TWO Allocated Parking Spaces
- Chain Free
- Clifton Location
- Close to Amenities
- Spacious Accomodation

**The Property**
This bright and airy, two double bedroom apartment is superbly located in the heart of Clifton within easy walking distance of the ambiance of Clifton Village as well as the myriad of restaurants, bars, cafe's and shops Whiteladies Road and the Triangle has to offer.

Internally, the property has been well maintained and offers a modern finish throughout with a separate living room located at the front of the building which looks out over colourful neighbouring properties.

Directly accross the hallway is a spacious kitchen/dining room which offers a range of high end integrated appliances such as fridge/freezer, gas hob, electric oven, washer dryer and dishwasher as well as a contemporary tiled splashbacks. Plenty of storage space is also provided in matching wooden wall and base units.

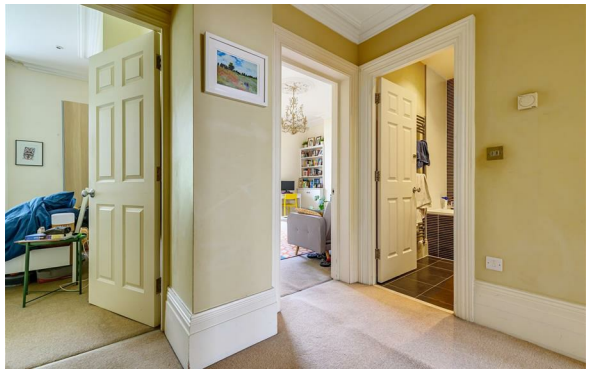
From the hallway a generous tiled three piece bathroom can be found complete with mains fed shower over bath, W.C, wash basin and heated towel rail.

Two generously proportioned double bedrooms complete the accommodation, with the master benefiting from a stylish tiled shower room with W.C, Wash basin and heated towel rail.

**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 c.2009
Management Fee: £160.38 per month
Management Company: Hillcrest Estate Management
Ground Rent: £250.00 per annum
Parking: TWO Allocated Off Street Parking Spaces
Council Tax Band: C

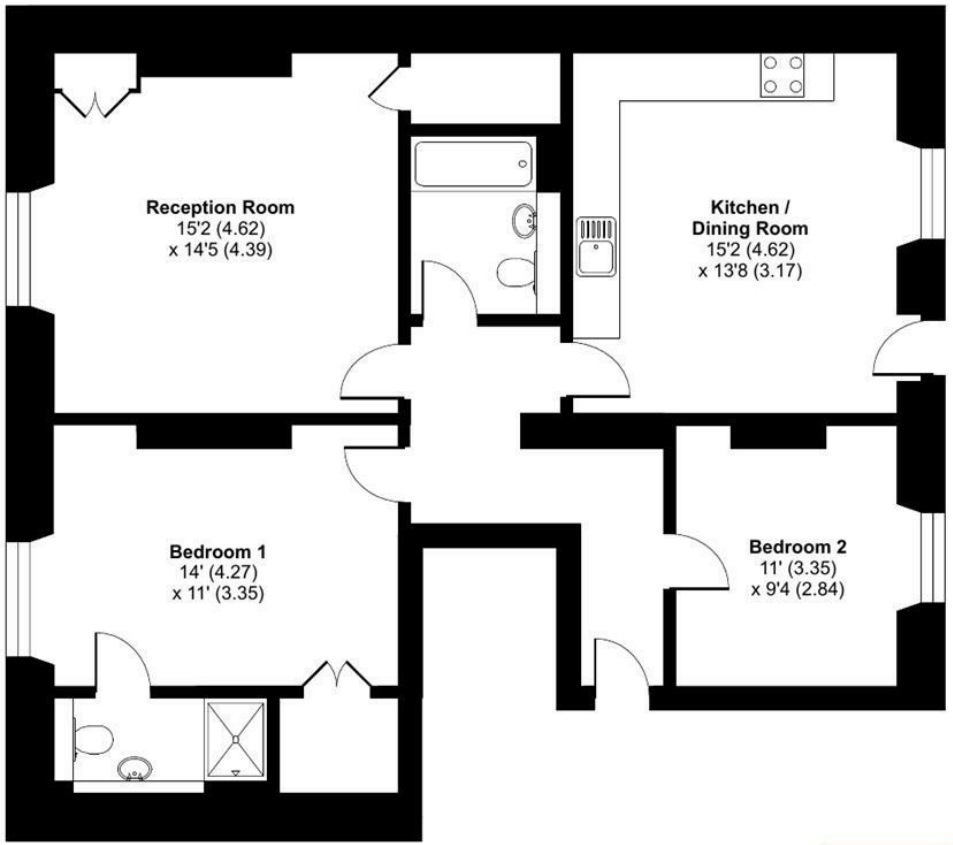
**Please Note**
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. 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.



# St. Pauls Road, Clifton, Bristol, BS8

Approximate Area = 959 sq ft / 89 sq m

For identification only - Not to scale




**GROUND FLOOR**

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hollis Morgan. REF: 846642


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

www.hollismorgan.co.uk | post@hollismorgan.co.uk

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

hollis
morgan