

estate agents **auctioneers**

**hollis  
morgan**

**9A Westfield Place, Clifton, Bristol, BS8 4AY**  
**£215,000**

Hollis Morgan - BUY TO LET INVESTORS ONLY. A compact yet modern and very conveniently located 1 bedroom apartment situated in the heart of Clifton Village. Fully let on a 12 month contract generating £1,000pcm. Sold as a going concern with tenant in situ.

- Central Clifton Village Location
- First Floor Apartment
- Fine Investment
- Fully Let - Generating £1,000pcm
- Sold With Tenant In Situ
- Bright and Airy

#### The Property

The apartment occupies the first floor of this small contemporary mews style development with charming views along the road flanked with pretty period properties.

The property is fully let and is being sold as a going concern with the tenant in situ. The current rental income is £1,000 pcm.

The dual aspect open plan living space is bright and airy with pretty views from either aspect and added benefit of a large storage cupboard. The kitchen is well equipped and with wall and base units providing ample storage, laminated work surfaces, stainless steel sink with mixer tap over, elec hob and oven and plumbing for washing machine.

There is a good sized double bedroom with built wardrobe as well as a further room which has the flexibility to be used either as a dressing room, second bedroom or further reception / office space.

A fully tiled modern shower room completes the accommodation which offers free standing shower cubicle, basin and WC.

#### Location

The property is situated in a picturesque mews style street with adjoining terrace period houses moments from the famous suspension bridge and is within a few 100 yards of the Downs with its acres of open grass and woodlands bounded on the south western side by the spectacular Avon Gorge and Clifton.

Clifton Village is one of the most unique and sought after locations in the City. From its very early days as a Spa destination to the later Georgian and Victorian influences Clifton offers charm at every turn from the fine sweep of Royal York Crescent to the grandeur of Victoria Square. At its heart lies the picturesque "Village" offering an eclectic range of independent shops, boutiques, cafes, bars and restaurants including Cote, The Ivy and the Avon Gorge Hotel. 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

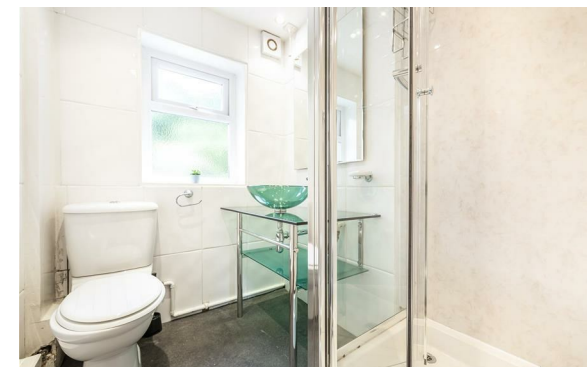
Ground Rent: £50 per annum

Management Fee: Currently arranged with any shared costs split between the 3 flat owners.

Council Tax Band: B

#### Please Note

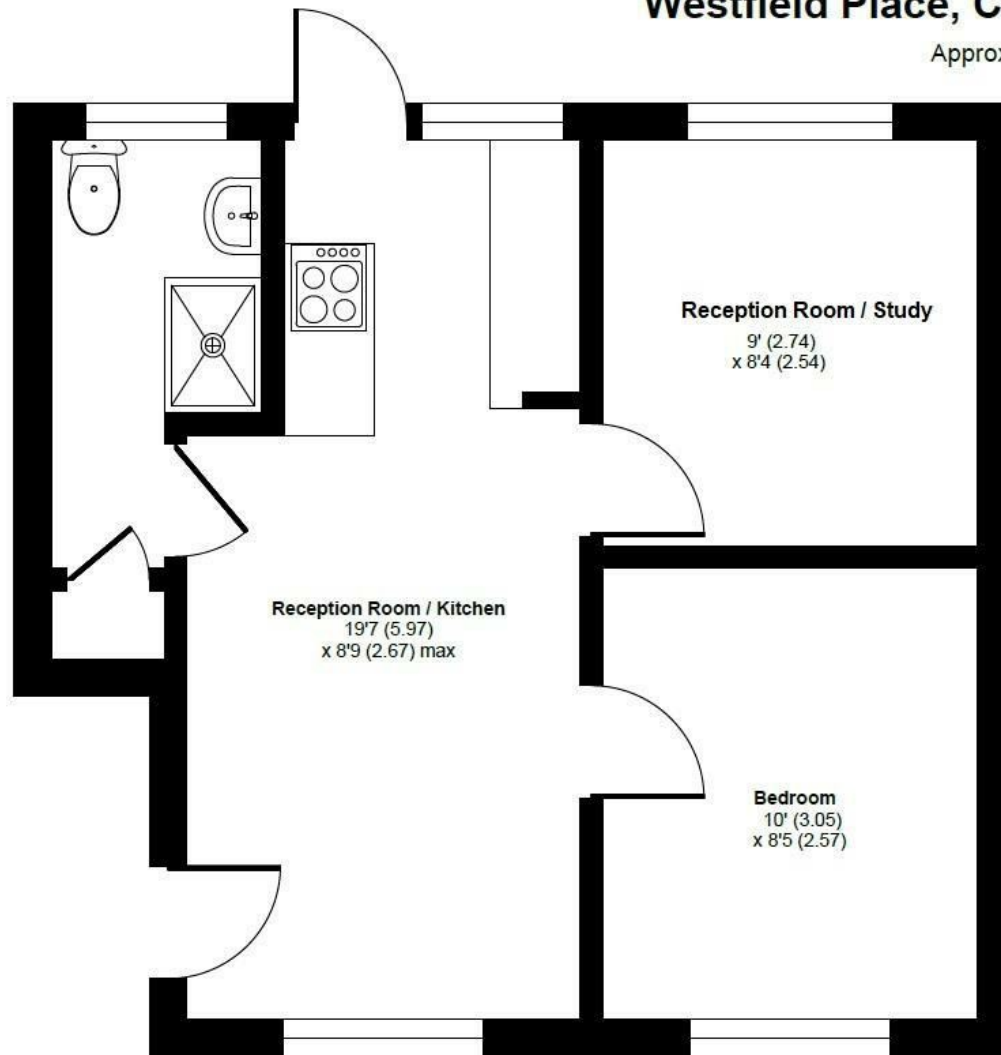
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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



# Westfield Place, Clifton, Bristol, BS8

Approximate Area = 377 sq ft / 35 sq m

For identification only - Not to scale



GROUND FLOOR

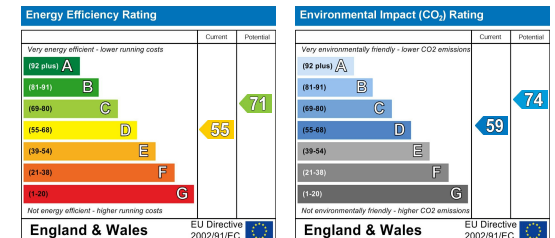


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2020. Produced for Hollis Morgan. REF: 616163

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



hollis  
morgan

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