estate agents auctioneers

hollis morgan

Hall Floor Flat, 37 Southleigh Road, Clifton, Bristol, BS8 2BQ

£275,000

Hollis Morgan - this well presented one bedroom flat offers an a superb Clifton location and spacious accommodation throughout and is close to all amenities.

- Grade II Listed
- Chain Free
- Prime Clifton Location
- Ideal for First Time Buyer
- Ideal for Investment
- Well Presented

The Property
This one bedroom hall floor flat is situated in a grand Grade II Listed mid-terrace close to all over Clifton best amenities such as Whiteladies Road, Clifton Village, The Lido, The Durdham Downs and multiple bars, restaurants and cafes.

The property briefly comprises of a spacious living area to the front of the building which has a large original sash window which allows plenty of natural light. The kitchen is neatly positioned just off the living area and comes with white gloss wall and base units, marble style work tops, electric oven, gas hob and grey tiling throughout. The bedroom is situated at the back of the property and also enjoys plenty of natural light with the large bay window. It is a comfortable double with space for bedroom furniture and has a built in cupboard space. The hallway has a large built in storage cupboard and space for washing machine tucked away in a smart recess. Finally, the bathroom is fully equipped with a three piece suite with mains shower over bath, w/c and mixer tap hand basin.

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.

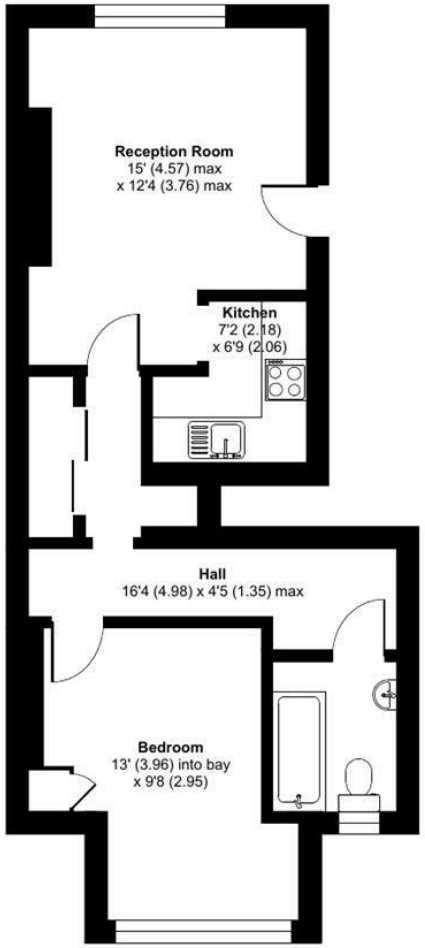
Other Information
Tenure: Leasehold - remainder of 999 years since 1985
Management fees: £50 pcm
Management Company: Internally Management
Ground Rent: None
Council Tax Band: B

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.

Southleigh Road, Clifton, Bristol, BS8

Approximate Area = 487 sq ft / 45.2 sq m

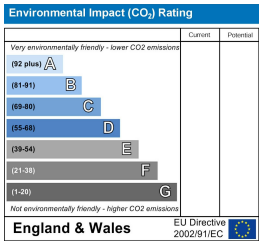
For identification only - Not to scale



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: 842790



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