estate agents auctioneers

hollis morgan

First Floor Flat, 2 Victoria Square, Clifton, Bristol, BS8 4EU

£425,000

Hollis Morgan - With uninterrupted views over the iconic and highly regarded Victoria Square and located within a short stroll of the all the Clifton Village amenities, this balcony flat is set on the first floor of this impressive Grade II Listed terrace and boasts two double bedrooms, stunning period features and is available with no onward chain.

- Views Over Victoria Square
- Two Double Bedrooms
- First Floor Balcony Flat
- Iconic Location
- Grade II Listed
- Scope For Improvement
- Central Village Location
- Chain Free

The Property
With uninterrupted views over the iconic and highly regarded Victoria Square, this balcony flat is located on the first floor of this impressive terrace and boasts two double bedrooms and stunning period features.

A large reception room is located at the front of the building which benefits from elevated views across the green square from 2 virtually full height sash windows which open up onto a stone balcony.
Adjacent there is a separate kitchen with a number of shaker style wall and base units, laminated work surfaces, stainless steel sink and drainer, electric hob, extractor hood, oven and integrated dishwasher.

To the rear of the building there are two generous double bedrooms and a part tiled bathroom all with sash windows looking over the gardens of the neighbouring properties.

Plenty of original period features remain in situ such as intricate ceiling cornice's and architraves, deep skirting boards and working window shutters.

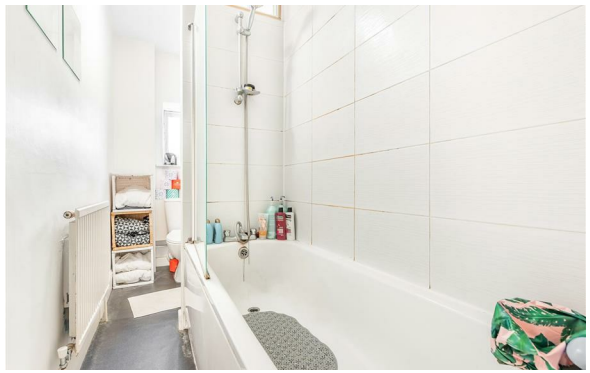
Location
Victoria Square is one of Clifton's most iconic and premier addresses with stunning examples of Georgian architecture surrounding a picturesque and quiet square.

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
Management Fee: £65pcm

Council Tax Band: C

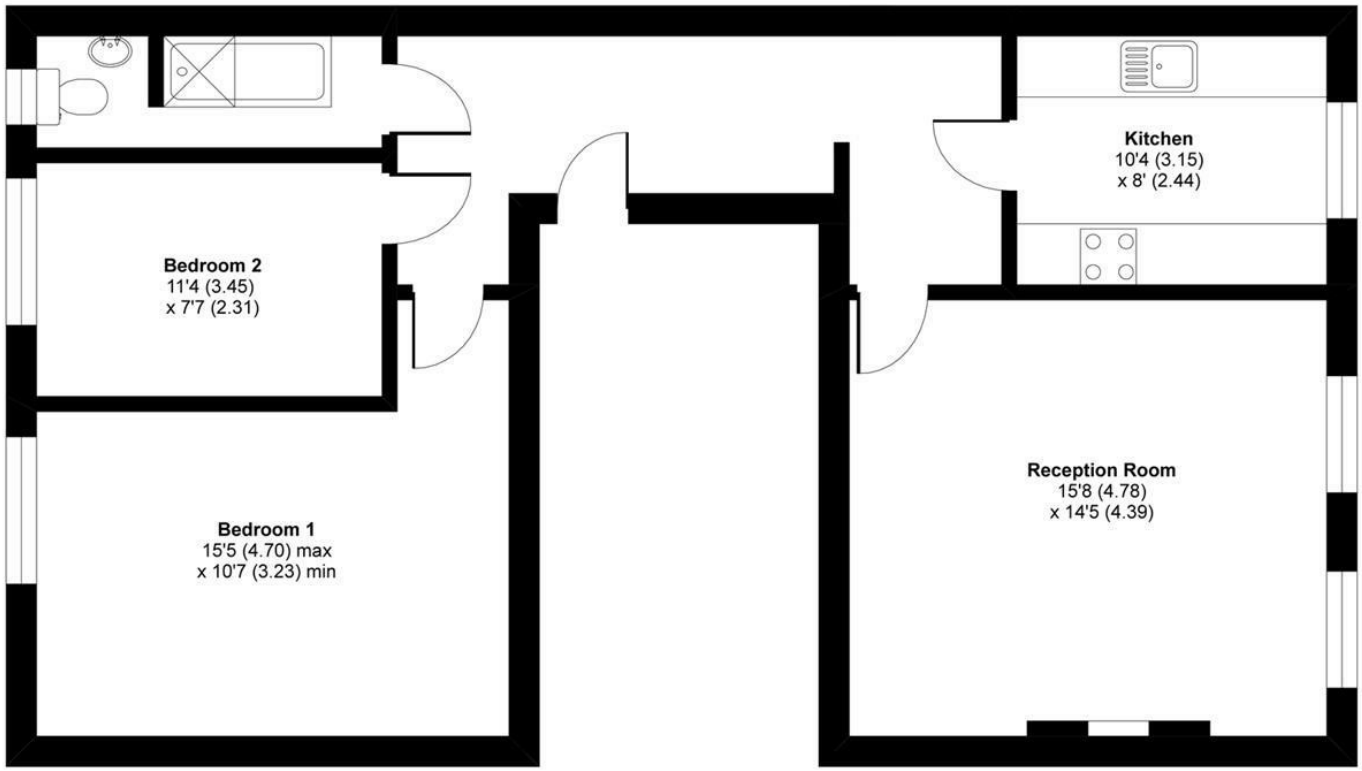
Please Note
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property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



Victoria Square, Clifton, Bristol, BS8

Approximate Area = 775 sq ft / 72 sq m

For identification only - Not to scale



FIRST FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Hollis Morgan. REF: 674807

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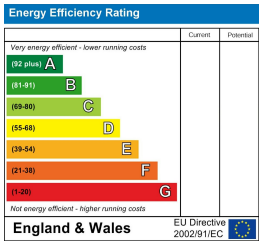

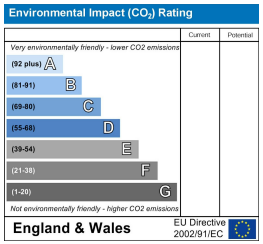

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