estate agents auctioneers

hollis morgan

Balcony Flat, 28 Richmond Park Road, Clifton, Bristol, BS8 3AP

£299,950

Hollis Morgan - Located on the first floor of this typically handsome Clifton Georgian property, this apartment has the added benefit of a private balcony and stunning reception room full of original period details. Fantastic Clifton Village location. Chain Free.

- Balcony Apartment
- Stunning Reception Room
- South Easterly Aspect
- Period Details and Features
- Separate Kitchen
- One Double Bedroom
- Fantastic Central Clifton Location
- Chain Free

The Property
A charming balcony apartment located on the first floor of this attractive Georgian terrace, in the heart of Clifton Village and so within easy walking distance of the diverse range of amenities the Village and Whiteladies Road has to offer.

The reception room is understandably the main focal point of the property thanks to its impressively high ceilings, period details and fireplace and virtually full height sash windows which provide access to the ornate private balcony with plenty of space for sitting and enjoying the attractive South Easterly aspect.

The separate kitchen is located off the grand reception room and provides plenty of storage and work top space as well as gas hob, oven, extractor, plumbing for washing machine and window to the front.

At the rear of the building there is a good sized double bedroom with the added bonus of a 'secret' walk in wardrobe and finally a bathroom with electric shower over bath completes the accommodation.

Location
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: £79pcm (Ground Rent Included)

Council Tax Band: C

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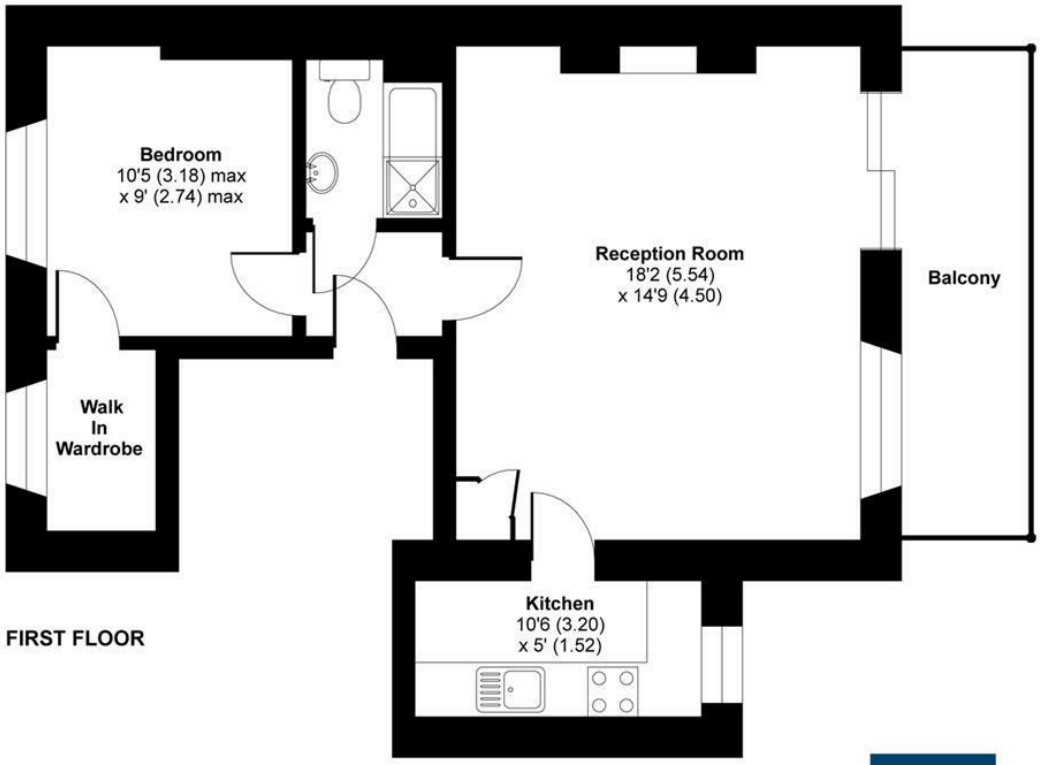
Richmond Park Road, Clifton, Bristol, BS8

Approximate Area = 524 sq ft / 48.7 sq m

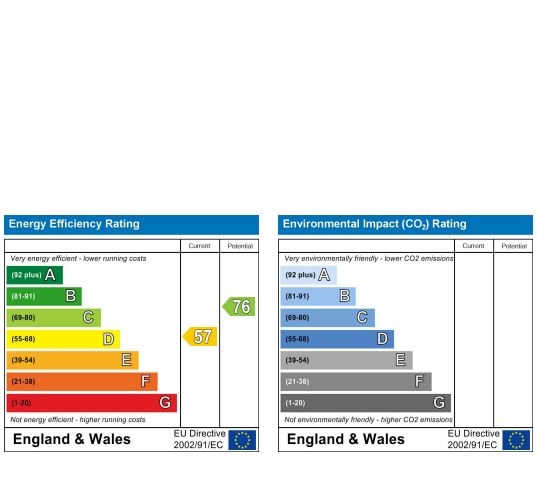
For identification only - Not to scale



FIRST FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hollis Morgan. REF: 729011



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