



1, Wallace Place Granby Hill, Clifton, Bristol, BS8 4LH

Offers In Excess Of £200,000

0117 9734666  
hollis  
morgan  
for sale

A practically appointed and well located ground floor apartment with private entrance. No Onward Chain.

- Private Entrance
- Well Located
- Competively Priced
- Ideal location
- No Onward Chain
- Gas Central Heating

### The Property

Occupying the ground floor of this well-regarded Edward Ware development sits No 1 Wallace place complete with private entrance, the property is compact yet practical and ideally positioned to take advantage of the amenities Clifton Village and the Harbourside have to offer. The accommodation comprises open plan lounge area with dual aspect a modern fitted kitchen which offers a range of integrated appliances, three-piece tiled bathroom suite and double bedroom.

### Location

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.  
Ground rent: £200 PA  
Management Fee: circa £159 pcm  
Council Tax Band: C

### Please Note

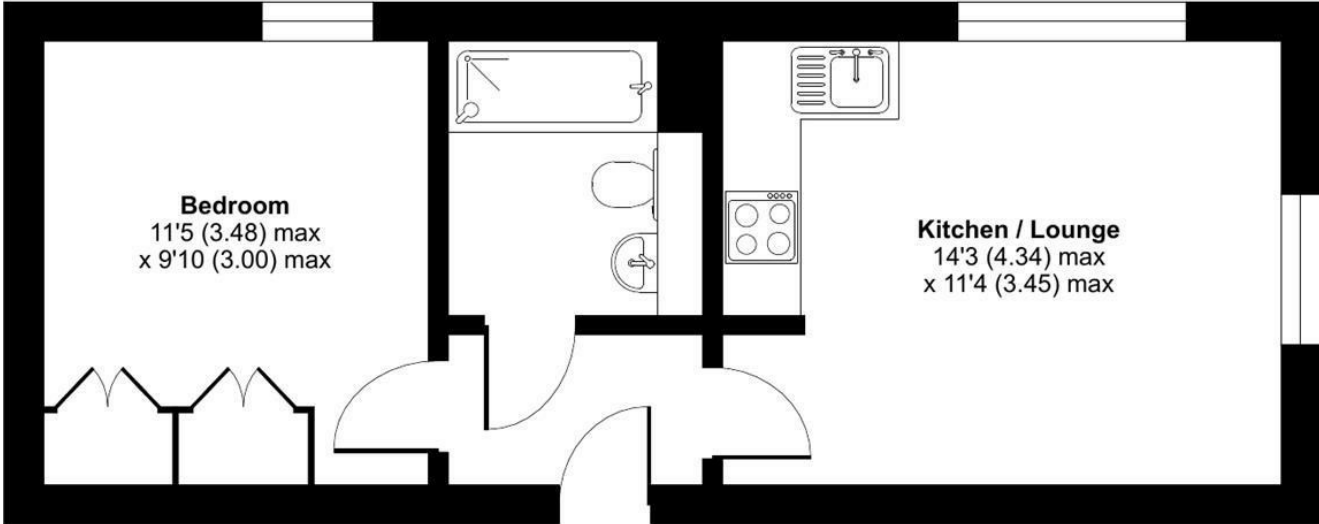
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# Granby Hill, Bristol, BS8

Approximate Area = 355 sq ft / 33 sq m

For identification only - Not to scale



**GROUND FLOOR**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Hollis Morgan. REF:1256261



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>

75 75

EU Directive 2002/91/EC



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