

estate agents **auctioneers**



Flat 5, 2 York Place, Clifton, Bristol, BS8 1EB
£250,000

Hollis Morgan - A well presented top floor apartment forming part of a fine Grade II Listed Georgian property.

- Clifton Village location
- Tastefully modernised
- Double bedroom
- Gas central Heating
- Ideal Investment/First time purchase
- No Onward Chain

Description

This well presented apartment occupies the top floor of an attractive Georgian building offering fine views over South Bristol. The accommodation consists of an open plan reception room with modern fitted kitchen, stylish shower room and double bedroom.

Location

York Place is located within a few minutes' walk from Clifton Village and its eclectic range of boutiques, wine bars, restaurants and shops whilst the Downs with its acres of open land together with the spectacular Clifton Suspension Bridge is easily accessible. The business, educational and shopping facilities of the City Centre are also within one mile.

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.

Reception/Kitchen

15'11" x 15'9" (4.87 x 4.82)

Open plan living accommodation with modern fitted kitchen comprising range of matching white gloss wall and base units, integrated oven and hob with extractor canopy, fridge/freezer, washing machine, laminated worksurfaces, tiled splash backs. Multiple radiators. Valliant Combination boiler. Sash windows to front elevation.

Bedroom

14'9" x 11'7" (4.51 x 3.54)

Spacious and bright double bedroom with large built in wardrobes, laminate wood flooring, double glazed sash windows and radiator.

Shower Room

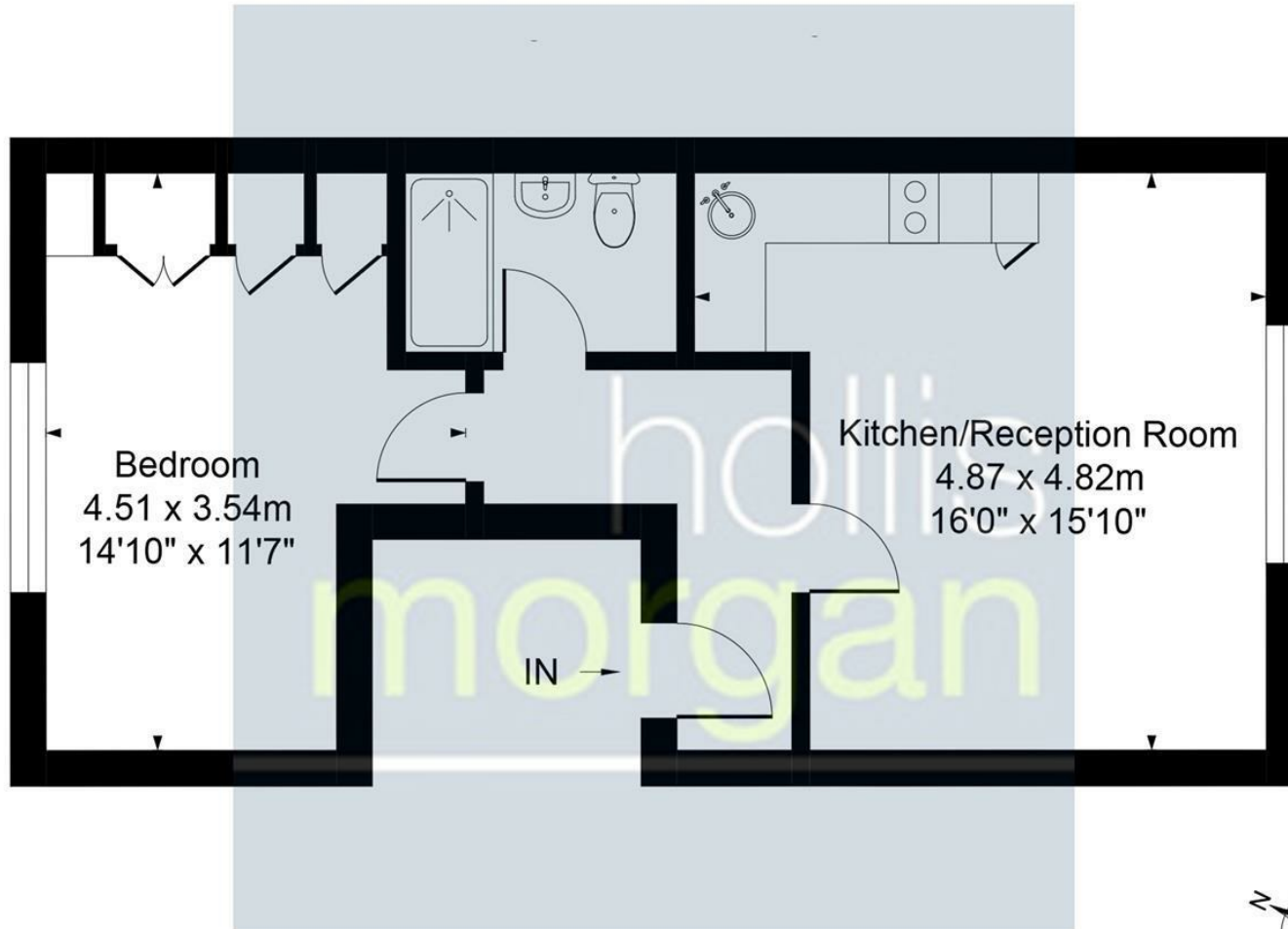
Fully tiled floor and surrounds, double shower cubicle with both mains connected and electric shower, stylish free standing bowl basin. W.C, heated towel rail and recessed spotlights.

Tenure/Management information

Service Charges: £900 pa



5 York Place Clifton BS8 1AH
 APPROX. GROSS INTERNAL FLOOR AREA 475 SQ FT 44.14 SQ METRES



Illustrated for identification purposes only, measurements are approximate, not to scale.

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

hollis
morgan
