estate agents auctioneers

hollis morgan

Top Floor Flat, 18 Cornwallis Crescent, Clifton, Bristol, BS8 4PJ

£335,000

Hollis Morgan - A charming and well proportioned top floor apartment located on a stunning Georgian Terrace within a few moments walk of Clifton Village and with far reaching southerly views. Residents garden and available with no onward chain.

- Top Floor Apartment
- Grade II Listed Georgian Crescent
- Two Double Bedrooms
- Period Features
- Separate Kitchen
- South Facing Communal Gardens
- Sensational Location
- Chain Free

The Property
This charming apartment is located on the top floor of this stunning Grade II Listed Georgian terrace, sat within a moments walk from Clifton Village and benefiting from far reaching southerly views.

The living space is a good sized room located at the rear of the building and so take full advantage of the elevated position which provide genuinely breath-taking views over the Harbourside, South Bristol and the countryside beyond. The room benefits from slightly angled ceilings without compromising the head height as well as an attractive cast iron feature fireplace.
There is a separate modern fitted kitchen adjacent which features a range of wall and base units, solid wooden work surfaces, stainless steel sink and draining board, electric hob, oven, extractor hood and tiled splash backs.
Two double bedrooms are located at the front of the building overlooking the attractive period rooftops below and finally a fully tiled bathroom completes the accommodation which consists of bath with electric shower over, basin and low level WC.

Externally the residents on the crescent have access to the pretty and well maintained south facing communal gardens which provide a truly pleasant place to relax.

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.
Management Fee: £63 pcm
Ground rent: £50 pa

Council Tax Band:

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.

COVID UPDATE
Following Government advice (04.01.21) the housing market will remain open during the new lockdown in England.

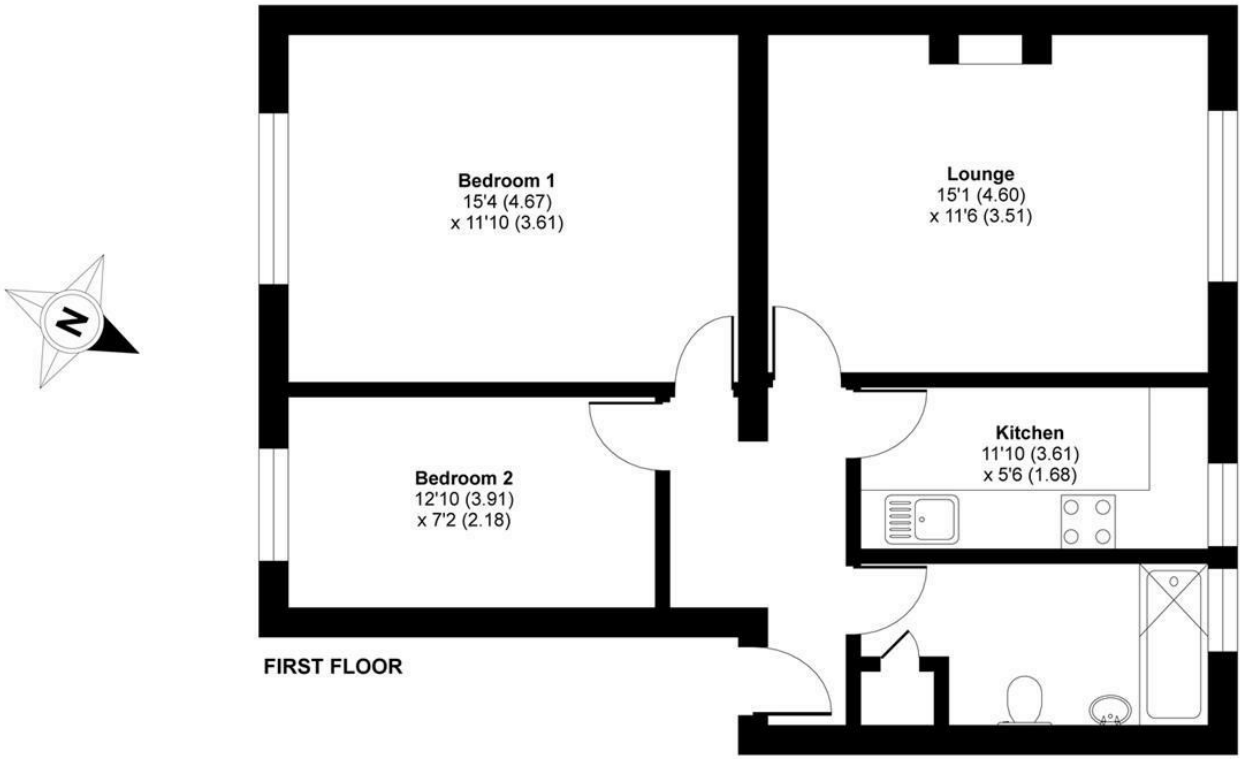
Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules.

Please contact us should you have any questions.

Cornwallis Crescent, Clifton, Bristol, BS8

Total = 671 sq ft / 62.34 sq m

For identification only - Not to scale



RICS 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: 697915

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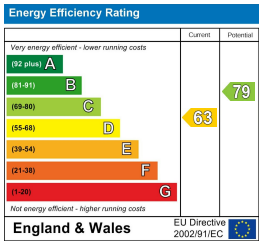

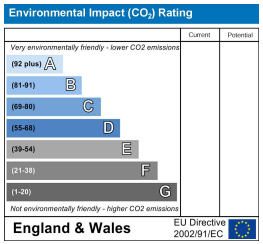

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