Ground Floor Flat, Netley House Merchants Road, Clifton, Bristol, BS8 4EP

£425,000

A spacious three-bedroom ground-floor apartment with excellent potential, located in one of Bristol's most desirable areas.

- Level Access to Clifton Village
- Self contained study with WC
- Impressive living room
- Ideal refurbishment project
- Abudance of period features
- Exceptional potential
- No onward chain
- Gas central heating

The property
Situated in the heart of Clifton Village, this spacious three-bedroom ground floor apartment offers an exceptional opportunity to create a stunning home within one of Bristol's most sought-after locations. Retaining an abundance of period charm and character, the property boasts generous proportions throughout and offers scope for modernisation and improvement.
The impressive master bedroom is positioned at the front of the property and benefits from magnificent bay windows that flood the room with natural light, alongside built-in wardrobes providing excellent storage. Two further well-proportioned bedrooms are located throughout the property.
A highlight of the property is the substantial living room, showcasing an array of period features including shutters, sash windows and a feature fireplace.
The spacious bathroom offers ample room for both a separate bath and shower, while the kitchen provides extensive cabinet storage and sufficient space to accommodate a dining table, making it ideal for everyday living.
Further enhancing the versatility of the accommodation is a self-contained space accessed via the communal hallway, complete with access to a private WC, offering an ideal home office, studio or occasional guest space.
While the property would benefit from refurbishment throughout, it presents a rare opportunity to acquire a characterful and generously proportioned home with tremendous potential in a highly desirable setting.

Other Information
Leasehold.
Management Fee:

Council Tax Band:

Location - Clifton Village
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.

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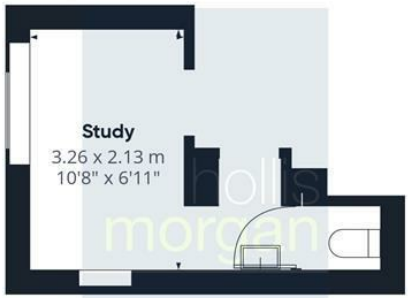
Ground Floor Building 1



Ground Floor Building 2

Approximate total area(1)

98.6 m²

1061 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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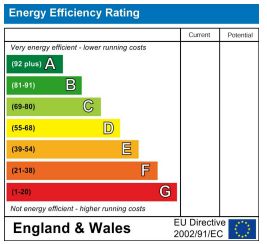

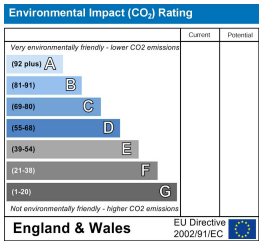

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