**TFF, 25 Meridian Place, Clifton, Bristol, BS8 1JL**

**£320,000**

A Delightful Top Floor Apartment in the Heart of Clifton with Captivating Views

- Clifton location
- Sought after location
- 2 double bedrooms
- Large reception room
- semi separate kitchen
- Meticulously presented

**The Property**
Set atop an elegant period residence in one of Clifton's most desirable locations, this beautifully presented two-bedroom flat offers elevated living with far-reaching views across the city skyline and the rolling countryside beyond.
Occupying the entire top floor, the property is brimming with charm and character. A welcoming hallway leads to a spacious and light-filled reception room, where partly sloping ceilings add architectural interest. A striking cast iron fireplace and traditional sash window enhance the room's classic appeal, creating the perfect setting for both relaxing and entertaining.
Through an elegant archway lies a stylish fitted kitchen, designed with practicality and light in mind. Maple-toned cabinetry provides ample storage, complemented by integrated appliances including a gas hob, extractor fan, and electric oven. A large Velux window bathes the space in natural light, creating a bright and airy culinary environment.
The living areas are unified by warm engineered wood flooring, adding a touch of contemporary comfort throughout.
The bathroom, decorated in crisp white panelling, echoes the same sense of brightness and elegance, with another Velux window drawing in the daylight. It features a modern three-piece suite including pedestal basin, WC, and a full-size bath with overhead shower.
To the rear of the apartment are two generously proportioned double bedrooms, both carpeted in a plush neutral tone and designed to offer a serene and restful retreat from the bustle of daily life.
Additional features include ample built-in storage within the hallway, ideal for keeping everyday essentials neatly tucked away.
This charming Clifton apartment presents a rare opportunity to enjoy stylish living in a sought-after location, with the added benefit of breathtaking views and timeless character throughout.

**Location - Clifton**
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: 999 years from 1st January 1983
Ground rent: included in Management fees
Management Fee: 130 pcm
Council Tax Band: B

**Please Note**
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 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. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.

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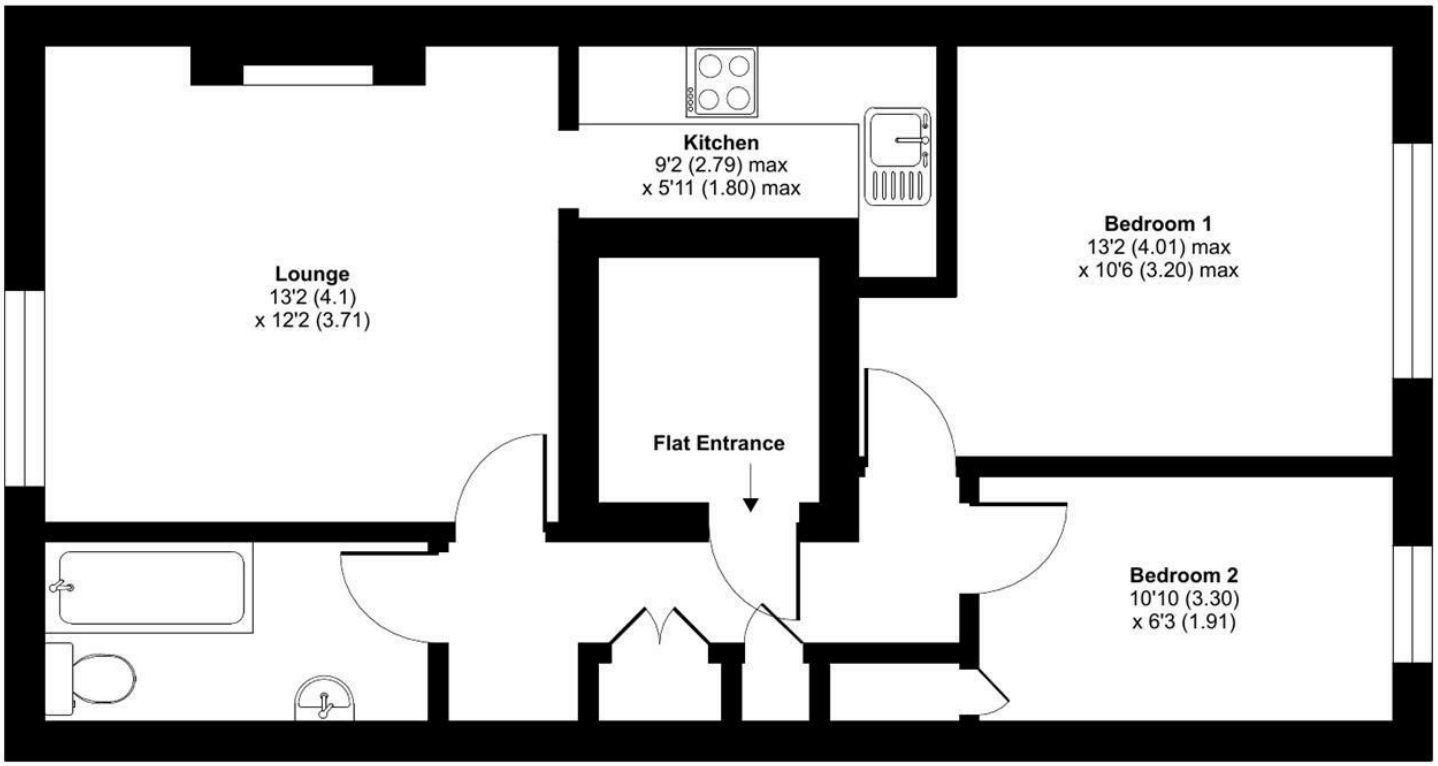
Approximate Area = 523 sq ft / 48.5 sq m

For identification only - Not to scale




THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hollis Morgan. REF: 1296792

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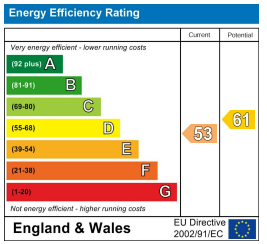


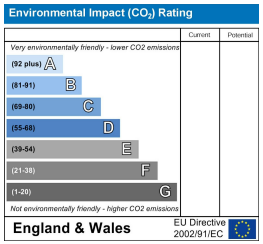



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