

estate agents **auctioneers**

**hollis  
morgan**

TFF, 16 Chantry Road, Clifton, Bristol, BS8 2QD

£395,000



Hollis Morgan - A larger than average two double bedroom apartment with two reception rooms and study occupying the top floor of this handsome period building. Located conveniently within yards of all the amenities found on Whiteladies Rd. Available with no onward chain.

- Large Two Bedroom Apartment
- 1,250 Sq Ft
- Top Floor
- Dining Area
- Converted Attic Room
- En Suite
- Beautiful Period Building
- Fantastic Location - Close to Whiteladies Road
- No Chain

#### The Property

Located on the attractive treelined Chantry Road and within easy walking distance of the diverse range of amenities Whiteladies Road has to offer, this larger than average two double bedroom apartment offers a huge amount of flexible accommodation spread over two floors.

All the rooms are accessed off a spacious central hallway with added built in storage.

The reception room is a generous space and thanks to the southerly aspect is bright and airy with feature fireplace.

On the level below there is an equally spacious kitchen which also benefits from the southerly outlook and consists of a range of shaker style wall and base units, laminated worksurfaces, sink and draining board, gas hob, extractor hood, electric oven and plumbing for washing machine & dishwasher.

Both bedrooms are good size double rooms with the master further benefiting from an en suite shower room.

There is also an additional modern family bathroom and separate reception area on this level with stairs leading up from the main living area to a converted attic room complete with large Velux sky light and integrated eaves storage which would make an ideal home study.

#### Location

Chantry Road is an attractive leafy street off Whiteladies Road which leads over toward Clifton Village and Pembroke Road. 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 - circa 970 years remaining  
Management Fee - £75 per month

Council Tax Band: D

#### Please Note

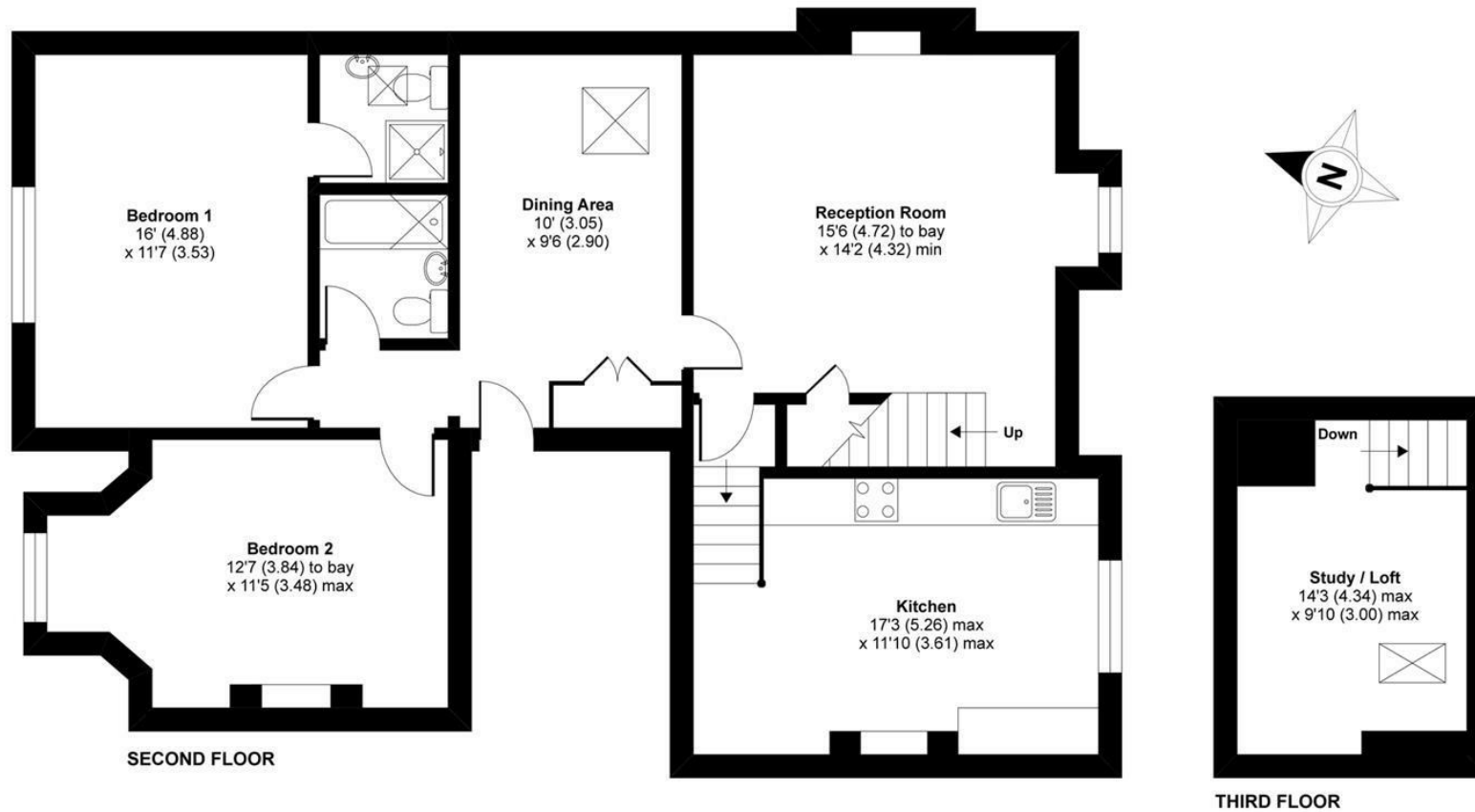
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# Chantry Road, Clifton, Bristol, BS8

Approximate Area = 1253 sq ft / 116.4 sq m

For identification only - Not to scale

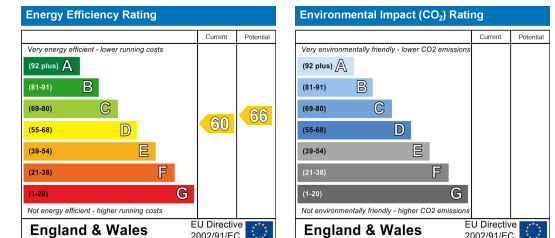


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for Hollis Morgan. REF: 669557

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