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**hollis  
morgan**

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**hollis  
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for sale

P  
Permit  
holders  
only  
Mon-Sat  
9 am-5 pm

HFF, 11 Oakfield Place, Clifton, Bristol, BS8 2BJ

£219,950

Hollis Morgan - A charming and immaculately presented one double bedroom hall floor flat. Superbly well located to take advantage of Clifton Village & Whiteladies Road. Chain Free

- One Double Bedroom
- Open Plan Living
- New Modern Kitchen
- Superb Location
- Close to Clifton Village & Whiteladies Rd
- Perfect First Time Purchase
- Fine Investment
- Chain Free

### The Property

A charming one bedroom flat occupying the hall floor of this pretty Georgian terrace. Internally the property has been well looked after and is beautifully presented and comprises an open plan living space to the rear of the building with modern fitted kitchen. To the front of the building is a good sized double bedroom with ample space for a range of free standing storage options. Completing the accommodation there is a modern three piece bathroom suite with electric shower over bath.

Due to the location, size and price, the property would make a superb first time purchase or a fine investment.

### Location

Oakfield Place is perfectly located between the array of amenities found in Clifton Village and on Whiteladies Road as well as sitting almost directly opposite the well regarded Clifton Lido spa & restaurant.

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

Share of Freehold  
Management Fee: £25pcm  
Council Tax Band: B

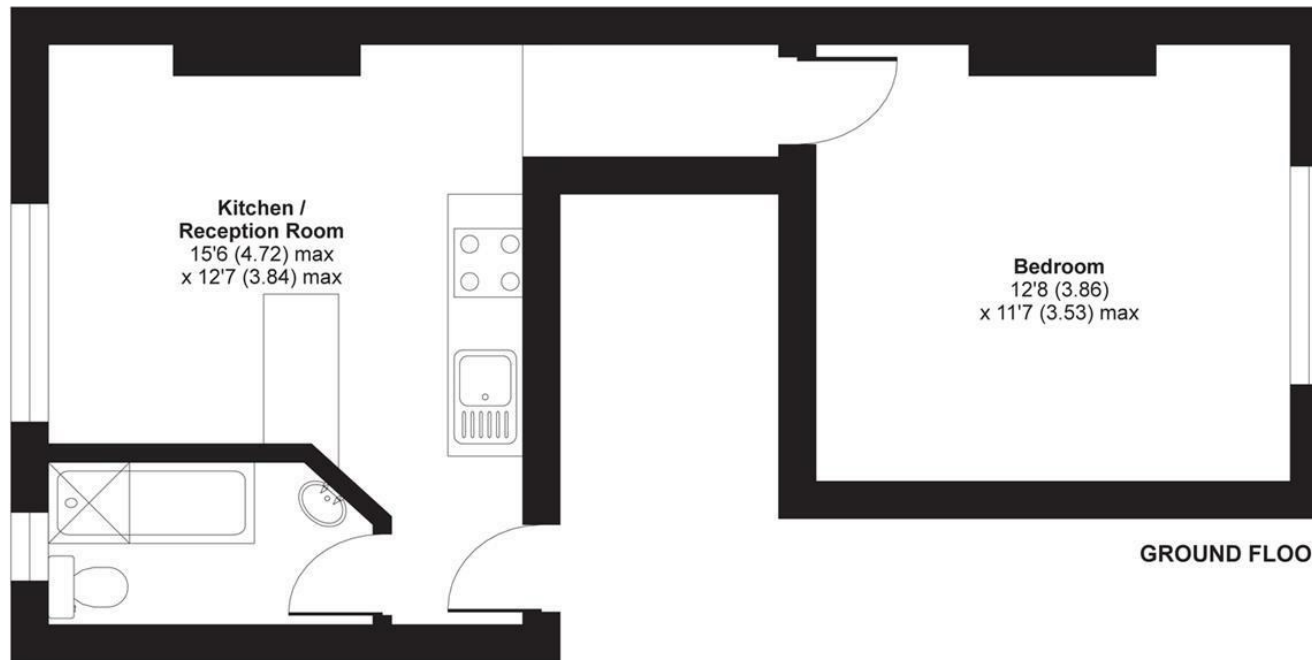
### Please Note

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.



# Oakfield Place, Clifton, Bristol, BS8

APPROX. GROSS INTERNAL FLOOR AREA 368 SQ FT 34.1 SQ METRES



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Hollis Morgan Property Limited, registered in England, registered no 7275716  
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| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|---|-----------|
| Current                                     | Potential | Current   | Potential |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                          |           | (92 plus) <b>A</b>  |           |
| (81-91) <b>B</b>                            |           | (81-91) <b>B</b>  |           |
| (69-80) <b>C</b>                            |           | (69-80) <b>C</b>  |           |
| (55-68) <b>D</b>                            |           | (55-68) <b>D</b>  |           |
| (39-54) <b>E</b>                            |           | (39-54) <b>E</b>  |           |
| (21-38) <b>F</b>                            |           | (21-38) <b>F</b>  |           |
| (1-20) <b>G</b>                             |           | (1-20) <b>G</b>   |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                             |           | England & Wales   |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC   |           |

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