

estate agents **auctioneers**



Maisonette, 5 Worrall Road, Clifton, Bristol, BS8 2UF

£425,000

A spacious (1000 sq ft) and conveniently located Maisonette with decked terrace moments from the Downs.

- Prime Clifton Location
- Maisonette with Private entrance
- South-westerly terrace
- Separate kitchen
- Large reception room
- Modern Shower room
- 2 Large bedrooms

Immaculate 2-Bed Maisonette with Private Terrace

The Property

Discover refined urban living in this newly refurbished 2-bedroom maisonette, set in a charming redbrick terrace just off Whiteladies Road. Boasting a private entrance and a large southwesterly terrace, this south-facing apartment is a testament to modern elegance and thoughtful design. On the first floor, a contemporary kitchen and reception area unfold, fitted with engineered oak flooring, spot lighting, and a breakfast bar. The kitchen features integrated appliances, including an oven/grill, ceramic hob, fridge freezer, washer/dryer, and dishwasher. The reception room, bathed in natural light through large sash windows, provides a welcoming space for daily living. Stepping onto the expansive south-westerly private decked roof terrace directly from the kitchen, breathtaking views unfolds over the scenic Mendip Hills – a perfect retreat for relaxation or entertaining. The second floor houses two generous double bedrooms and a modern shower room. Bedroom 1, adorned with fitted wardrobes, marries practicality with luxury, creating a comfortable sanctuary.

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.

Management Fee:

Ground rent:

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.



Approximate Area = 98.6 sq m / 1061 sq ft
 Including Limited Use Area (1.1 sq m / 12 sq ft)
 For identification only. Not to scale.
 © Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 320184

TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk
 Hollis Morgan Property Limited, registered in England, registered no 7275716
 Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

hollis
morgan
