



Flat 6, Northcote House Clifton Park, Clifton, Bristol, BS8 3BN

£350,000

Hollis Morgan - A two double bedroom top floor period apartment with allocated parking.

### Description

This practically appointed self-contained flat occupies the top floor of an attractive Georgian building offering easy access to Clifton Village. Internally the property is offered in good decorative order with spacious accommodation comprising large reception room, two double bedrooms, fitted kitchen and three piece bathroom suite. The property benefits further from gas central heating and has allocated off street parking for one vehicle.

### Location

Clifton Park is located in the heart of Clifton just a few hundred yards away from the nearby Clifton Village which offers an eclectic range of shops, wine bars and restaurants and is within close proximity to the spectacular Avon Gorge with the historic Clifton Suspension Bridge providing a unique crossing to North Somerset. Bristol University and the Bristol Royal Infirmary are both within one mile.

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.

### Hallway

Storage cupboard, radiator, intercom system.

### Kitchen

11'10 x 6'3 (3.61m x 1.91m)

Fitted kitchen comprising a range of matching wall and base units, Bosch oven and grill, induction hob, washing machine, laminate wood flooring, induction hob, radiator and glazed window to side elevation.

### Living room

16'1 x 14'10 (4.90m x 4.52m)

Three sash windows with secondary glazing, feature fire place and radiator

### Bedroom 1

16'1 x 10'10 (4.90m x 3.30m)

Double bedroom with two large sash windows, built in wardrobes and radiator.

### Bedroom 2

13 x 18'8 (3.96m x 5.69m)

Double bedroom with large sash window and radiator.

### Bathroom

Bath with shower above, hand basin and WC, frosted sash window and heated towel rail, storage cupboard containing Worcester combi boiler.

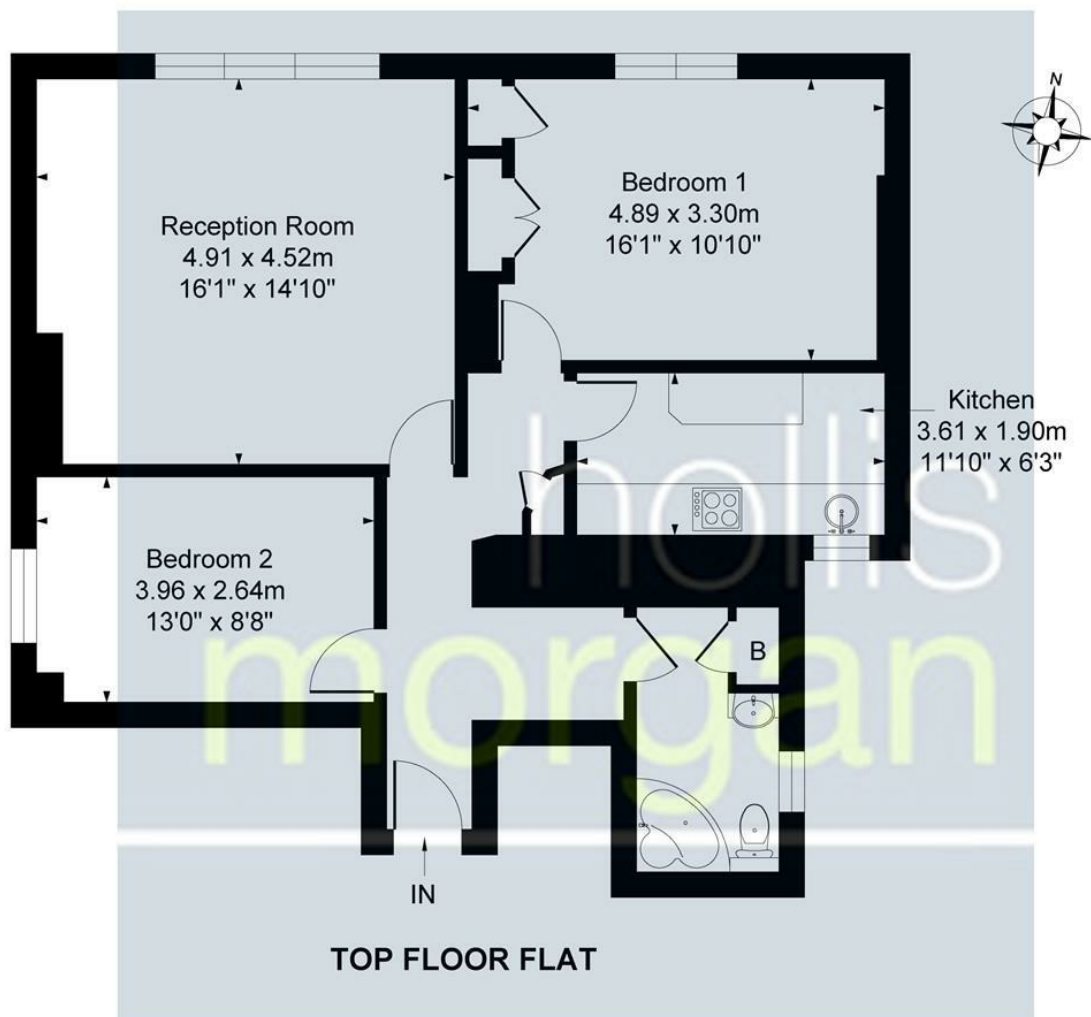
### Tenure/Management Information

Leasehold, residue of 999 years.

Monthly management fee of £147.



APPROX. GROSS INTERNAL FLOOR AREA 812 SQ FT 75.44 SQ METRES



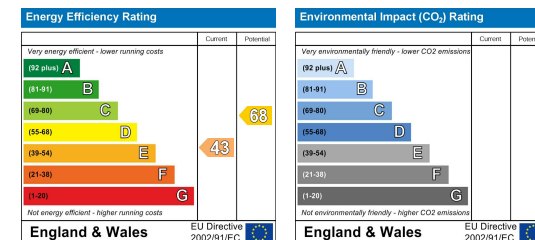
TOP FLOOR FLAT

Illustrated for identification purposes only, measurements are approximate, not to scale.

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