

estate agents **auctioneers**

**hollis  
morgan**

**Flat 6, 107, Pembroke Road, Clifton, BS8 3EF**  
**£225,000**

A charming one bedroom apartment situated in a sought after Clifton location, perfect for first-time buyers.

- No onwards chain
- Period conversion
- Fantastic first-time purchase or investment
- One bedroom flat
- Sought after location
- Pembroke Road

### The Property

This one-bedroom apartment within a period conversion offers a fantastic opportunity for first-time buyers looking to get on the ladder, or equally the perfect buy-to-let investment with the potential to achieve £1100 PCM.

This charming apartment comprises a spacious lounge with traditional sash windows, high ceilings and features characteristic of the grand architecture Clifton is known for. Across the hallway, is the kitchen fitted with wall and base units alongside space for a washing machine, fridge/freezer, and oven.

Accommodation in the property provides a bright and airy double bedroom, which leads through to a 3-piece bathroom suite with shower over the bath and tiled walls.

### 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.

### Further Information

Tenure - Leasehold

Lease remaining - 962 years

Management Fee - Circa £120 PCM

Ground Rent - £50 PA

### Please Note

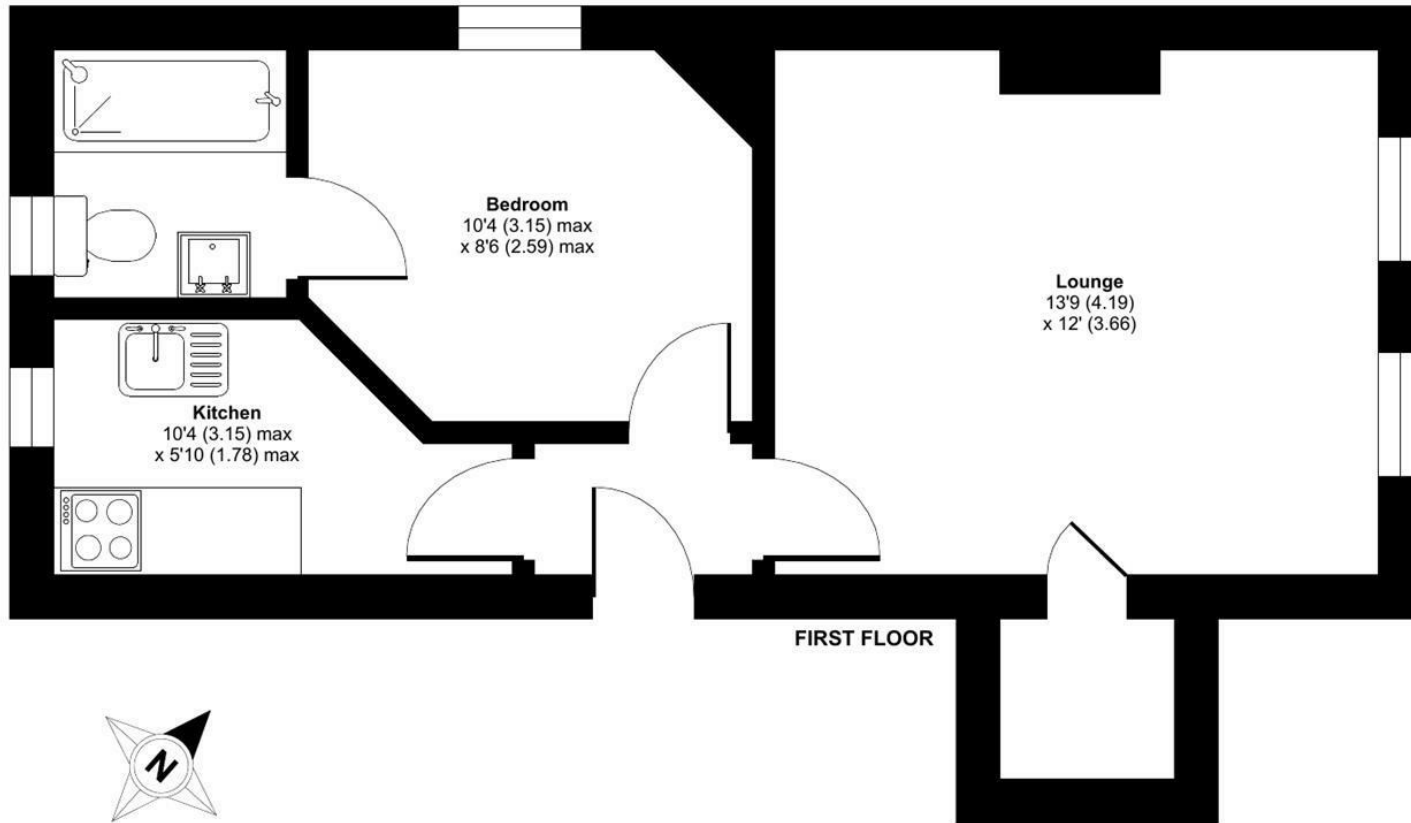
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# Pembroke Road, Clifton, Bristol, BS8

Approximate Area = 382 sq ft / 35.5 sq m

For identification only - Not to scale



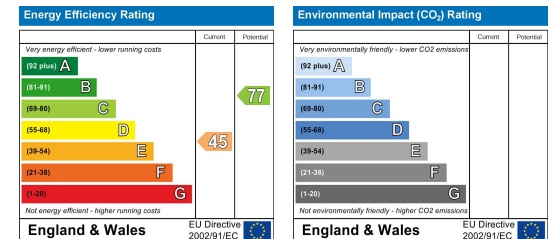
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Hollis Morgan. REF: 1073732



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