



**Flat 4, 2A Rodney Place, Clifton, Bristol, BS8 4HY**

**£340,000**

Hollis Morgan - A stunning two double bedroom period apartment positioned in an attractive Regency Terrace

- Period Conversion
- Modern Finish
- Clifton Village
- Two Double Bedrooms

### The Property

Rodney Place is one of Clifton's most iconic terraces and 2A has been the subject of a complete renovation in recent times.

The second floor apartment offers all the charm expected of a Regency terrace with high ceilings and sash windows alongside the inherent benefits of a new build development with sound proofing and brand new bespoke kitchens and bathrooms.

The property is discreetly accessed via a smart communal area with a bright staircase leading to the apartment.

With an outlook to the front aspect and over the charming gardens below, the living room is bright and airy. The stylish kitchen is open plan and has been well designed offering plenty of storage in matching white gloss wall and base units finished with a low profile Corian worktop with an under mounted stainless steel sink. In addition, there is a large range of integrated Caple appliances such as, electric hob, extractor, oven, microwave and dishwasher. There is also an integrated washing machine and fridge.

Both bedrooms are similar in size and are generous doubles, both with pleasant views over the surrounding Clifton rooftops.

The high end shower room boasts a large walk in shower cubicle, WC, basin, heated towel rail and also with the added luxury of under floor heating.

### Location

Rodney Place is well known for its superb central village location which benefits from being immediately on the doorstep of the huge range of amenities ranging from local independent green grocers to high end clothing shops and from boutique cafes to exclusive restaurants.

Clifton Village is one of the most unique and sought after locations in the City. From its very early days as a Spa destination to the later Georgian and Victorian influences Clifton offers charm at every turn from the fine sweep of Royal York Crescent to the grandeur of Victoria Square. At its heart lies the picturesque "Village" offering an eclectic range of independent shops, boutiques, cafes, bars and restaurants including Cote, The Ivy and the Avon Gorge Hotel. 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.

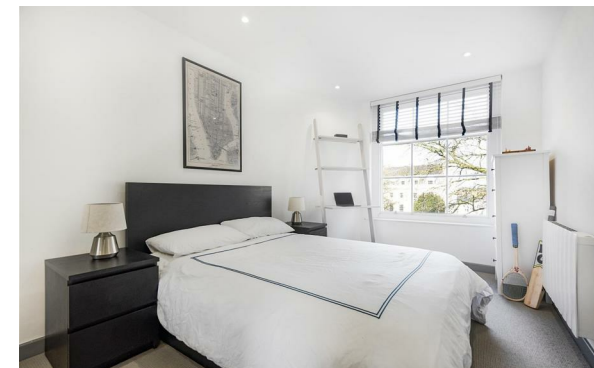
### Tenure & Management Info

Leasehold. Residue of 125 years.

Ground Rent: £200 per annum

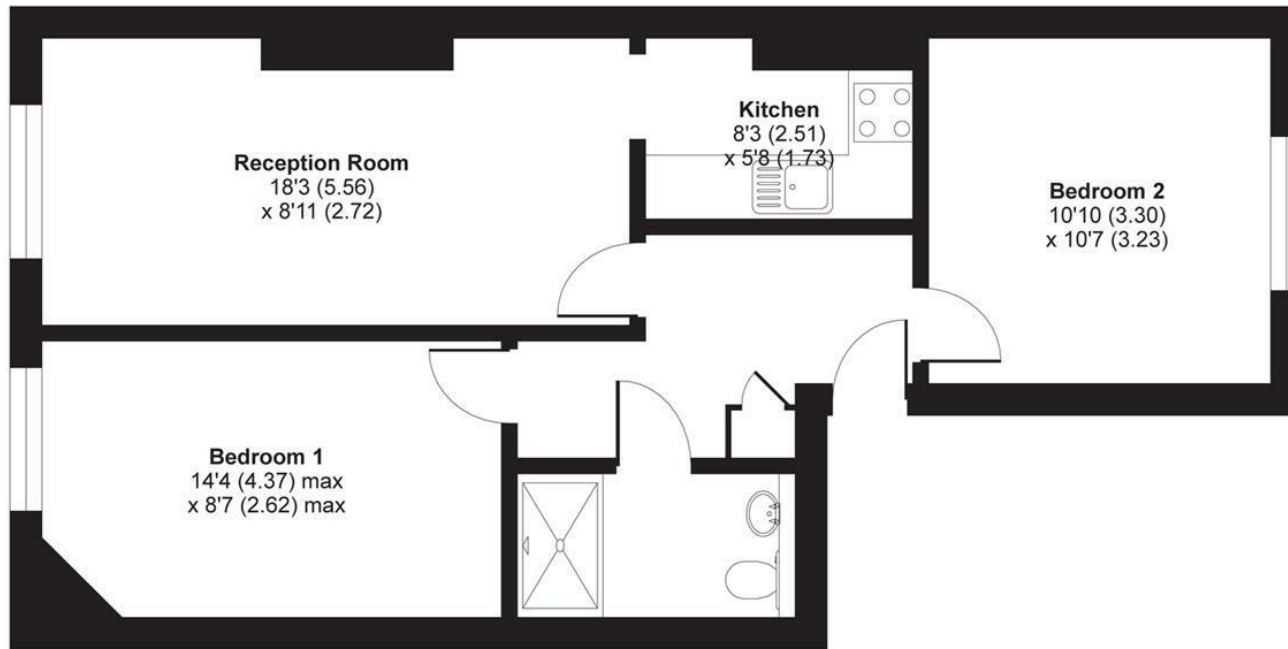
Management Fee: £100 pcm

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# Rodney Place, Bristol, BS8

APPROX. GROSS INTERNAL FLOOR AREA 587 SQ FT 54.5 SQ METRES



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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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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