estate agents auctioneers

hollis morgan

**TFF, 23 West Park, Clifton, Bristol, BS8 2LX**

**£365,000**

A light and airy 800 sq ft period apartment situated on the upper floors of a classic Victorian property.

- Two double bedrooms
- No onward chain
- Walking distance to Whiteladies Road
- Period property
- Top floor flat
- Charming features
- Sought after location

**The Property**
This excellent property offers the perfect blend of contemporary living and spacious accommodation. Situated just a stone's throw from Whiteladies Road, it is located in the highly sought-after suburb of Redland.

Within this Victorian property, on the top floor, lies an exceptional two double bedroom flat. Upon entry, you are greeted by an entrance hallway. To the right, a bright and open living room awaits, featuring a characterful fireplace and large traditional sash windows that flood the room with natural light. Leading off the living area is a kitchen/dining room, which accommodates a small table and all necessary appliances, including a fridge/freezer, washing machine, hob, and oven.

The accommodation comprises two spacious double bedrooms at the rear, each providing ample space for wardrobes, side tables, and dressers. Serving the bedrooms is a well-appointed bathroom, complete with a large walk-in shower.

**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.

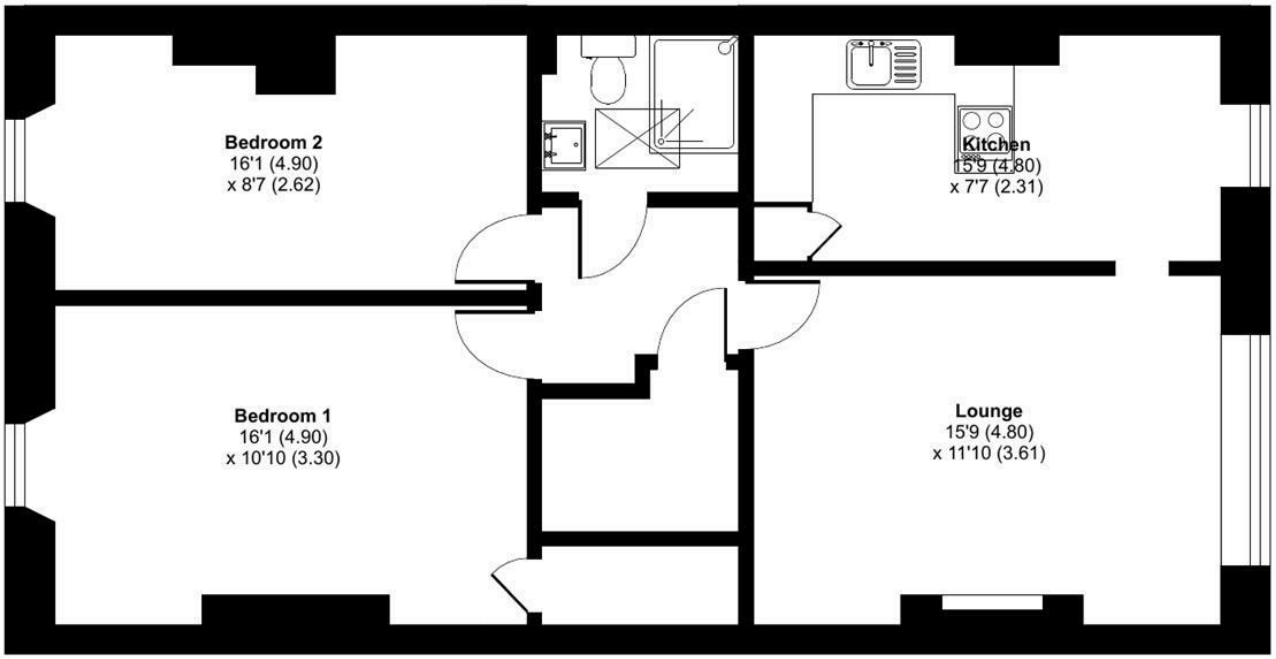
**Other Information**
Leasehold: 999 years from 17/04/1984
Management Fee: £75 pcm
Ground rent: None
Council Tax Band: C

**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.

# West Park, Bristol, BS8

Approximate Area = 807 sq ft / 75 sq m

For identification only - Not to scale

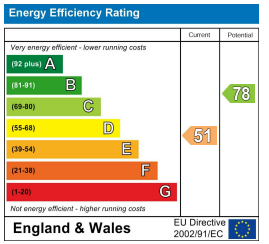


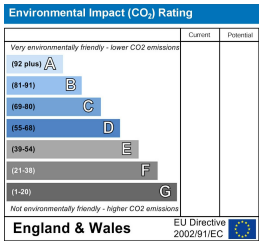

FIRST FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hollis Morgan. REF: 1137953





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