Upper Maisonette, 19 Clifton Vale, Clifton, Bristol, BS8 4PT

£385,000

A charming and highly unique (1000 sq ft) duplex apartment set over upper floors of a handsome period property.

- Maisonette Spanning 2 Floors
- Substantial Living Room
- Dual Aspects
- Use of Camden Terrace's Communal Garden
- Sought After Location
- Period Property

The Property
The First Floor features a spacious dual-aspect living room with high ceilings, exuding the charm reminiscent of a traditional period reception area. Meanwhile, one can enjoy delightful views of the Camden Terrace garden below. On the opposite side of this floor is the well maintained and contemporary kitchen, conveniently equipped with integrated appliances and hosting space for a dining table. Furthermore, there a convenient WC on this level.

The property offers two generously sized double bedrooms. The primary room mirrors the sizable dimensions of the living room and enjoys the added advantage of dual aspect views. Following suit, the second bedroom is versatile, accommodating either a double bed or serving excellently as a home office. A pristine 3-piece family bathroom serves the accommodation, featuring a shower over the bath and elegantly tiled surrounding 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.

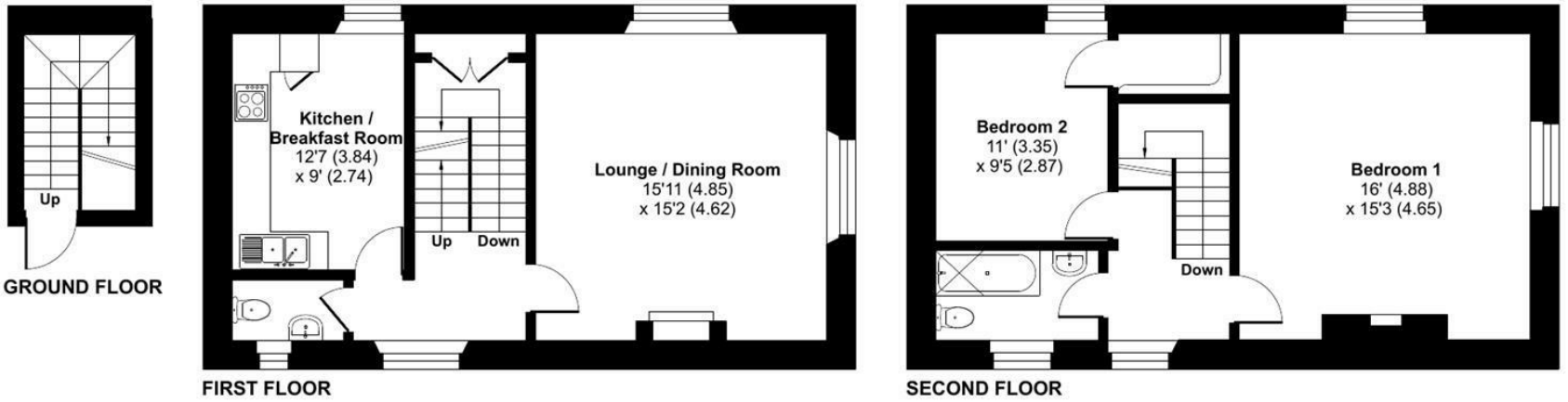
Further Information
Tenure - Leasehold

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.

Clifton Vale, Bristol, BS8

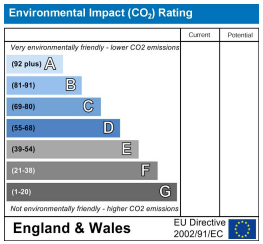
Approximate Area = 1073 sq ft / 99.7 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hollis Morgan. REF: 1057281



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

hollis
morgan