estate agents auctioneers

hollis morgan

TFF, 62 Oakfield Road, Clifton, Bristol, BS8 2BG

£260,000

Hollis Morgan - A charming top floor flat, immaculately presented and within short walks of the wide range of amenities found in nearby Clifton Village as well as Whiteladies Road and Park St.

- Top Floor Apartment
- Immaculately Presented
- Large Double Bedroom
- Gas Central Heating
- Double Glazed
- New Modern Shower Room
- Bright and Airy
- Fantastic Location

The Property
The property is accessed initially via a smart communal entrance and staircase but then by its own private staircase at the top of which the spacious landing area is bathed in natural light due to a large skylight. The landing area also provides access to a generous storage cupboard.

The living space is a good size and well-proportioned with a cosy and homely feel thanks to the decor and sloping ceilings. There is a double glazed window set in a small dormer which provides pleasant views out over the surrounding properties.

Adjacent, there is a separate kitchen which has been cleverly thought out, taking full advantage of the space available in the eaves. In addition, there are further base units with laminated work surfaces, gas hob, electric oven, stainless steel sink and drainer with mixer tap over, tiled splash backs and plumbing for washing machine.

A generous double bedroom benefits from impressive views from the rear of the building and the modern shower room has recently been finished complete with large walk in shower cubicle, tiled surrounds and floor, basin and WC.

Location
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. Residue of 999 years remaining.
Ground Rent: £20 per annum
Management Fee: £45 pcm

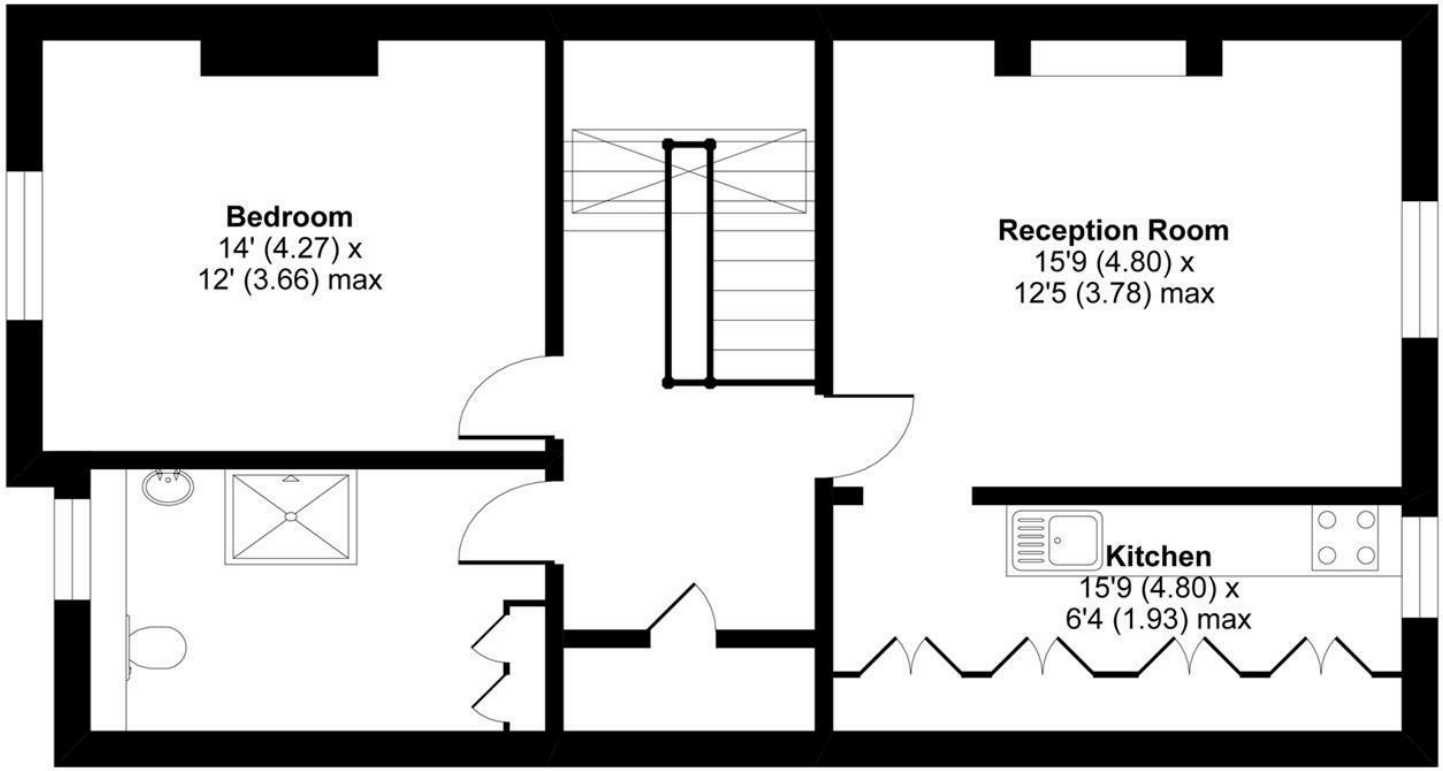
Council Tax Band: B

Please Note
We endeavour to make our sales details accurate and reliable 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. 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.

Oakfield Road, Clifton, Bristol, BS8

Approximate Area = 721 sq ft / 66.9 sq m

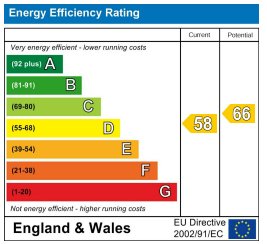
For identification only - Not to scale

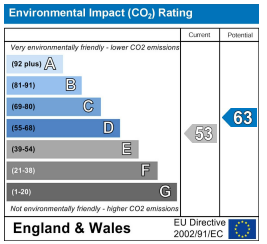


THIRD FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Hollis Morgan. REF: 615422





e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: 0117 973 65 65

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

hollis
morgan