

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 £1200 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

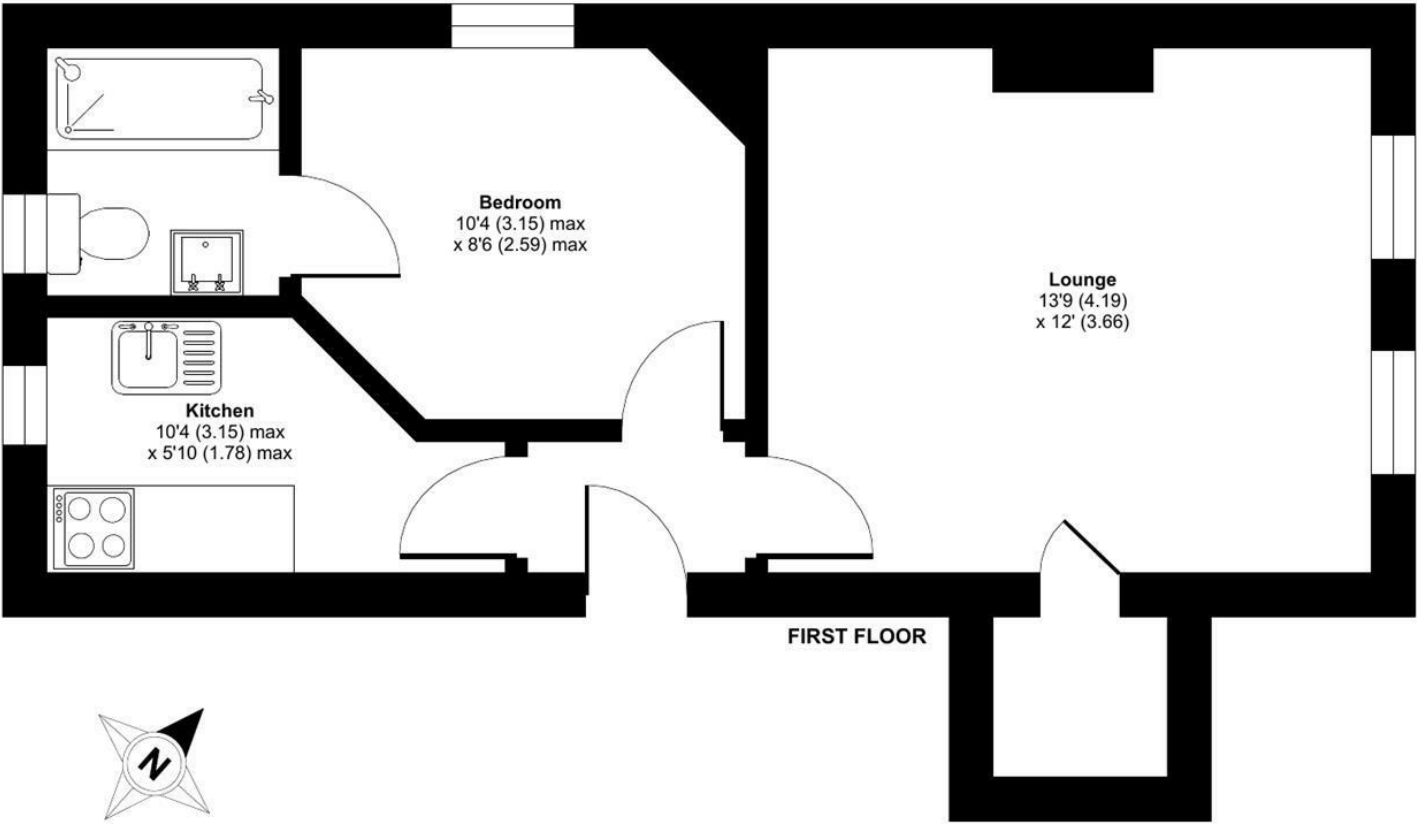
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries.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.



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



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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating															
Current	Potential	Current	Potential														
<table border="1"> <tr><td>(92 plus) A</td></tr> <tr><td>(81-91) B</td></tr> <tr><td>(69-80) C</td></tr> <tr><td>(55-68) D</td></tr> <tr><td>(39-54) E</td></tr> <tr><td>(21-38) F</td></tr> <tr><td>(1-20) G</td></tr> </table>		(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1"> <tr><td>(92 plus) A</td></tr> <tr><td>(81-91) B</td></tr> <tr><td>(69-80) C</td></tr> <tr><td>(55-68) D</td></tr> <tr><td>(39-54) E</td></tr> <tr><td>(21-38) F</td></tr> <tr><td>(1-20) G</td></tr> </table>		(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G
(92 plus) A																	
(81-91) B																	
(69-80) C																	
(55-68) D																	
(39-54) E																	
(21-38) F																	
(1-20) G																	
(92 plus) A																	
(81-91) B																	
(69-80) C																	
(55-68) D																	
(39-54) E																	
(21-38) F																	
(1-20) G																	
	77																
	45																
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions															
England & Wales		England & Wales															
EU Directive 2002/91/EC		EU Directive 2002/91/EC															

hollis
morgan
