

estate agents **auctioneers**

**hollis  
morgan**

**TFF, 32 Bellevue Crescent, Cliftonwood, Bristol, BS8 4TE**  
**£240,000**

A captivating and cosy top floor apartment with outstanding views over the Harbourside. No Onward Chain.

- Top Floor Apartment
- Fine Views
- Period Conversion
- Bellevue Crescent
- No Onward Chain
- Open Plan Living

### The Property

This charming one-bedroom top-floor flat is located in a fine period terrace on the ever-popular Cliftonwood Crescent, the modern fitted kitchen with breakfast bar and lounge offer dual aspect which provides truly speculator views over Bristol Harbourside, there is a comfortable bedroom to the rear and white three piece bathroom suite which completes the accommodation.

### Location

Cliftonwood 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.

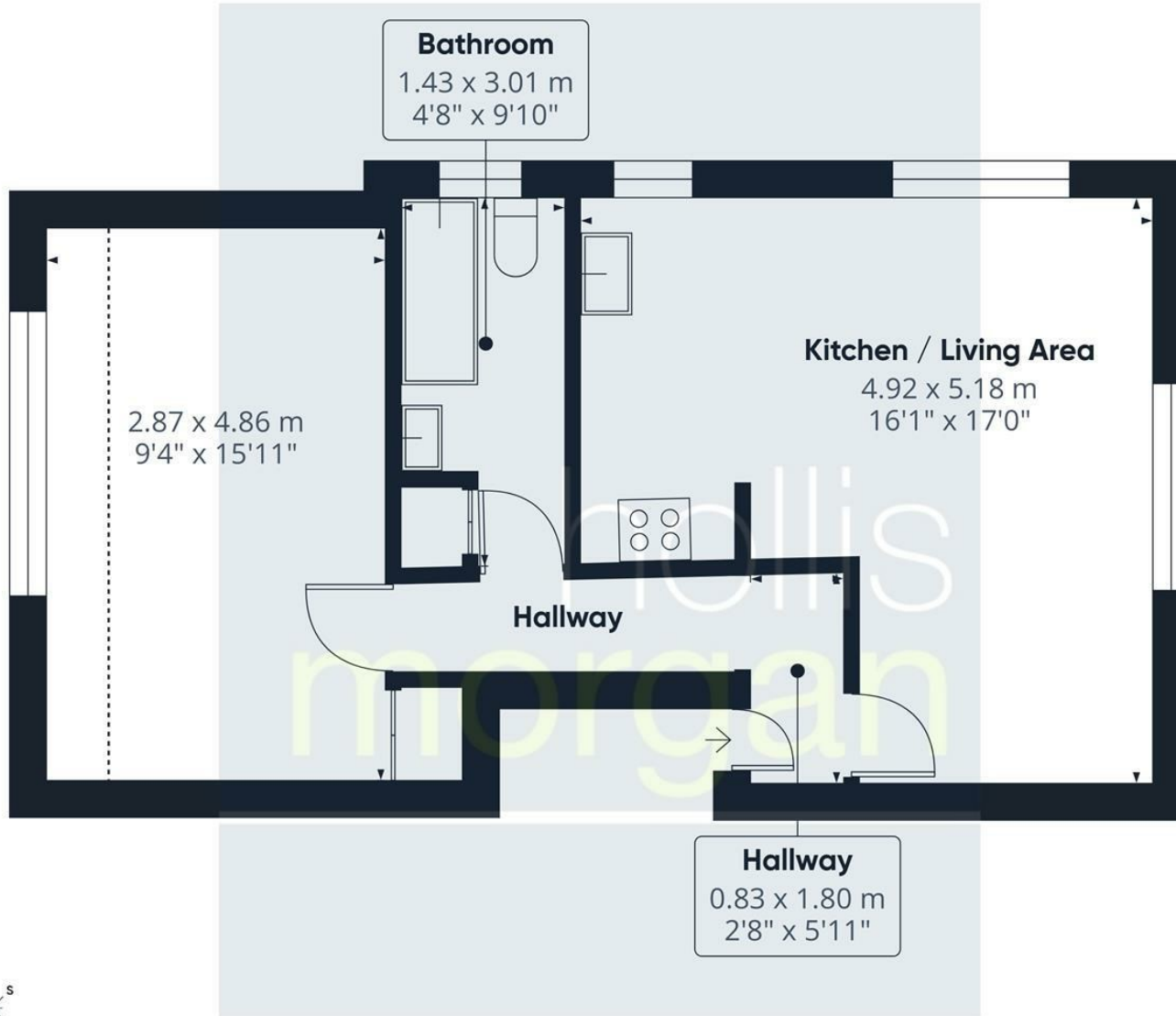
### Please Note

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### Further Information

Tenure - Leasehold  
Management Fees - To Follow  
Council Tax - TBC  
EPC -





**Approximate total area<sup>(1)</sup>**

43.6 m<sup>2</sup>  
469 ft<sup>2</sup>

**Reduced headroom**

2 m<sup>2</sup>  
21 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

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

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