estate agents auctioneers

hollis morgan

Flat 2, 56 St Pauls Road, Clifton, Bristol, BS8 1LP

£385,000

A characterful and charming refurbished period garden apartment in the heart of Clifton.

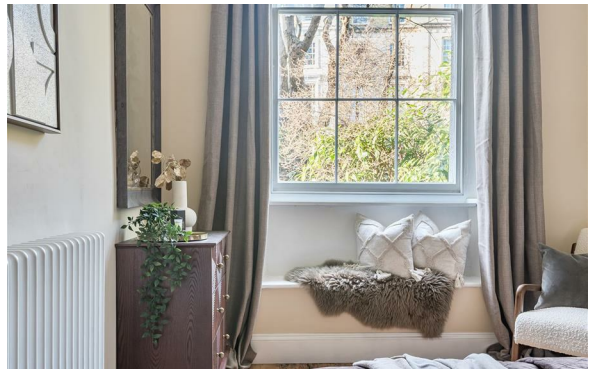
- Refurbished Apartment
- 2 double bedrooms
- Ensuite shower room
- Private Entrance
- Period Features
- Rear Courtyard Garden
- Gas Central Heating
- No Chain

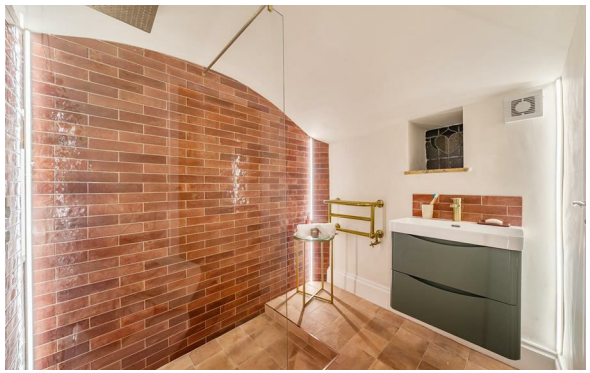
The Property
Set on a sought-after street in the heart of Clifton, this stunning two-bedroom apartment has been recently refurbished to a high standard and forms part of an imposing early Victorian Grade II listed semi-detached limestone residence. Benefiting from its own private entrance, the apartment offers generous and well-balanced accommodation including two bedrooms, a spacious reception room, a large bathroom, utility room, walk in wardrobe, en suite shower room and a private rear garden.
Upon entering, you are welcomed by a generous hallway with the added convenience of a large, practical storage cupboard. The impressive reception room is a true highlight, offering ample space for distinct living and dining areas alongside a beautifully appointed kitchen. Finished in elegant muted green cabinetry, the L-shaped kitchen provides excellent storage and is fully equipped with an electric oven and hob, microwave, extractor fan and an island ideal for relaxed dining. The room is flooded with natural light from two windows, including a striking large sash window with a lovely green outlook.
The principal bedroom is a beautifully designed suite boasting high ceilings, decorative mouldings, a stylish radiator and sash window overlooking the garden. It further benefits from a dressing room/ walk in wardrobe and a sleek en-suite shower room. The second double bedroom is equally full of character and charm, featuring a vaulted ceiling that creates a cosy yet spacious feel.
The main shower room has been finished to an exceptional standard, with glazed ceramic tiling that adds warmth and a sense of luxury. It comprises a walk-in Italian shower with rainfall shower head, WC, vanity basin and heated towel rail. An additional room within the apartment offers the perfect space for a home office or study.
To the rear, the property enjoys the rare advantage of a private courtyard garden, with mature trees providing excellent privacy and a tranquil outdoor retreat.

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: 960 years remaining
Management Fee: £59.65 pcm
Ground rent: N/A
Council Tax Band: B

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.





St. Pauls Road, Clifton, Bristol, BS8

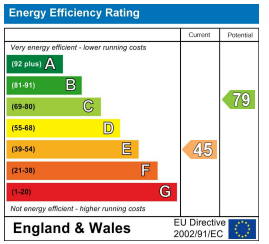
Approximate Area = 769 sq ft / 71.4 sq m

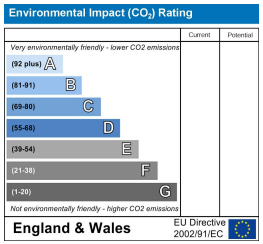
For identification only - Not to scale

BASEMENT FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Hollis Morgan. REF:1396621

hollis morgan





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