

estate agents **auctioneers**



Flat 2, 29 Berkeley Square, Clifton, Bristol, BS8 1HP
Offers In Excess Of £250,000

Hollis Morgan - A generously proportioned 780 Sq Ft hall floor apartment situated in the Historic Berkeley Square.

Description

The Grade II listed Berkeley Square building exudes classical Georgian charm with handsome late 18th Century features.

Positioned on the hall floor level of this attractive Georgian property sits the related apartment which offers spacious accommodation and a wealth of period features such as original cornice coving, ceiling rose and sash windows throughout. The property briefly comprises living room with period sash windows and fireplace, large kitchen, spacious bedroom and three piece bathroom suite.

Location - Clifton

Berkeley Square was established in 1787 by Thomas Paty. Today a myriad of boutiques, bars and restaurants can all be found on the adjacent Clifton Triangle and Park Street, shortlisted for the Great British High Street of the Year Award 2014.

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.

Living room

18'8" x 14'2" (5.69 x 4.32)

Two double sash windows with wooden shutters, Feature fire place and radiator.

Hallway

Large storage cupboard and radiator.

Kitchen

13'5" x 7'9" (4.10 x 2.38)

Large sash window, storage units, free standing gas cooker, washing machine, dishwasher, fridge freezer, dryer, Worcester combi boiler and radiator.

Bathroom

Radiator, bath with shower above, hand basin, WC and built in storage.

Bedroom

14'2" x 13'5" (4.34 x 4.10)

Double bedroom, internal double glazing, two double sash windows and radiator.

Tenure/Management information

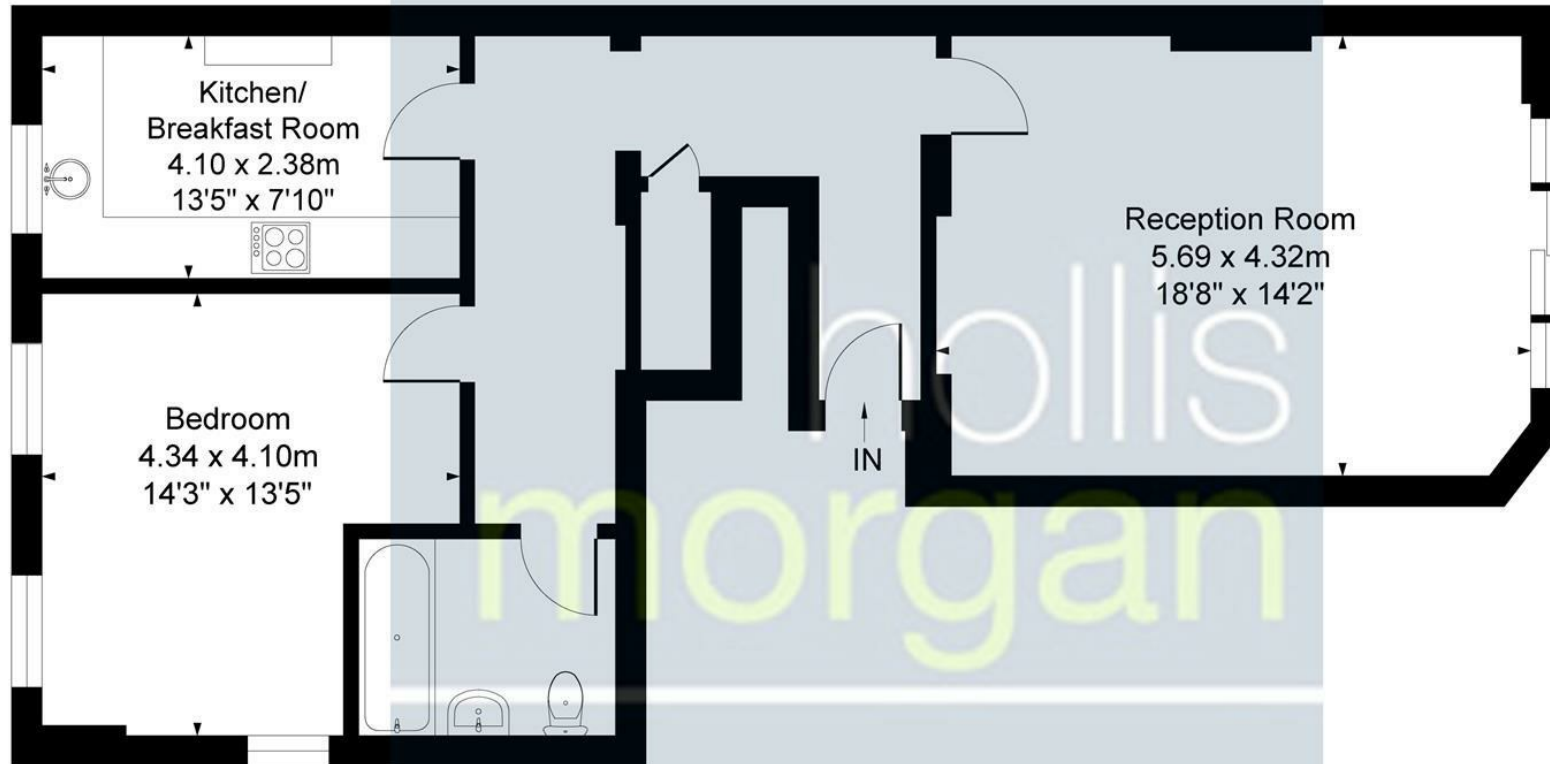
Ground rent: £25/year

Management fees: £1635.30/year (Includes water & sewage rates)



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APPROX. GROSS INTERNAL FLOOR AREA 780 SQ FT 72.45 SQ METRES



GROUND FLOOR

Illustrated for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
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	

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