

estate agents **auctioneers**

**hollis
morgan**

GF, 16 Royal Park, Clifton, Bristol, BS8 3AL

£410,000

Located within a short walk of Clifton Village with its diverse range of amenities, this beautifully presented 2 double bedroom apartment has been superbly well looked after by the current owners and benefits from a good sized, private walled rear garden.

- Two Bedroom Garden Apartment
- Generous Rear Walled Garden
- Open Plan Living
- Stylishly Presented Throughout
- Attractive Period Block
- Bright And Spacious
- Excellent Location

The Property

The current owners have meticulously created a stylish yet entirely practical home in an imposing mid-century block located on a quiet crescent within easy walking distance to Clifton's popular Village.

Located at the front of the building, there is a bright and spacious open plan living space with the charming bespoke retro kitchen set back slightly yet still open.

The kitchen itself features a range of hand made wall & base units/shelves as well as a reclaimed wood work surface. Complimenting the overall style there is also a Belfast sink, gas hob, extractor, oven and dishwasher.

There are 2 bedrooms set at the rear of the building with direct access to the garden from each and finally there is traditional style family bathroom with freestanding roll top bath with mains fed shower over, basin and high level WC.

In the hallway, there are 2 handy storage cupboards with plumbing for washing machine found in one.

The generously sized rear garden is a pretty and very secluded walled 'courtyard' which is currently paved with some mature boards.

Location

Clifton Village is one of the most unique and sought after locations in the City. From its very early days as a Spa destination to the later Georgian and Victorian influences Clifton offers charm at every turn from the fine sweep of Royal York Crescent to the grandeur of Victoria Square. At its heart lies the picturesque "Village" offering an eclectic range of independent shops, boutiques, cafes, bars and restaurants including Cote, The Ivy and the Avon Gorge Hotel. 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.

Management Fee: £40 pcm

Council Tax Band: C

Please Note

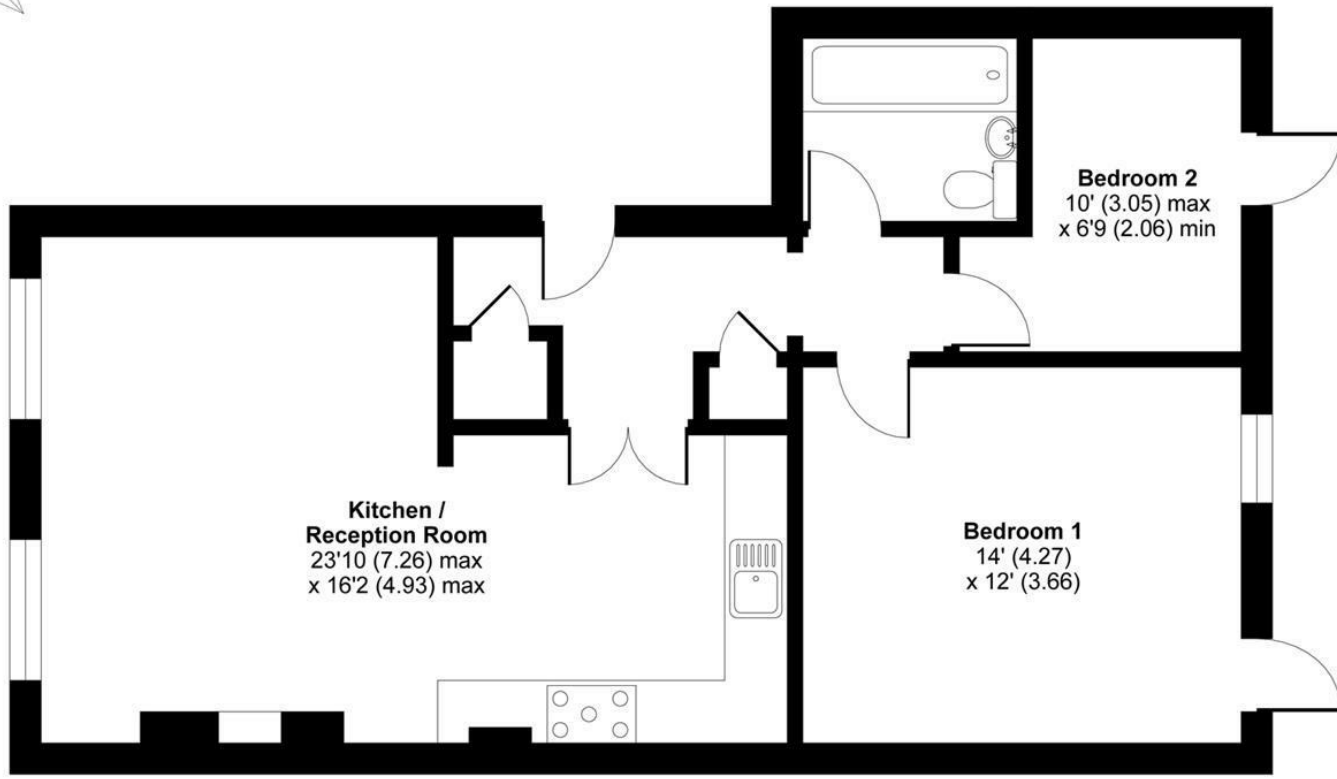
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Clifton, Bristol, BS8

Approximate Area = 708 sq ft / 65.8 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checom 2021. Produced for Hollis Morgan. REF: 740107



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	65
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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