

estate agents **auctioneers**

**hollis  
morgan**



16, Millar House Merchants Road, Clifton, Bristol, BS8 4HA

£400,000

Hollis Morgan - A spacious and immaculately presented 1000 Sq Ft apartment situated in the heart of Clifton Village. Garage. Visitor Parking. Lift access.

- Purpose Built Apartment
- Immaculately presented
- Clifton Village
- 2 Double Bedrooms
- Lift access
- Garage
- Balcony
- Visitor Parking

### The Property

Situated a short stroll away from the heart of Clifton Village, this spacious, bright and airy apartment is located on the top floor of this relatively modern purpose built development.

The building is entered via a level approach and a staircase and lift provide access to the upper floors.

The flat itself has been superbly maintained is well proportioned throughout. The living / dining space is not only spacious but is also extremely bright due to a large full height double glazed window as well as sliding patio doors leading out to a small private balcony which takes advantage of pleasant elevated views towards the village and over Victoria Square.

The kitchen boasts a large range of wall and base units, wood work tops, electric hob & oven with extractor over, sink with mixer tap.

Two double bedrooms sit parallel to each other both with the benefit of integrated storage whilst across the hall sits a contemporary finished three piece bathroom suite, with tiled flooring & walls, bath, separate mains fed shower cubicle and wash basin. In addition, a WC and basin are located separately as well as a large storage and airing / utility cupboard.

Externally there is the added benefit of communal gardens, a single garage as well as visitor parking spaces.

### 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.

### Tenure & Management Info

Tenure: Leasehold. Residue of 999 years.

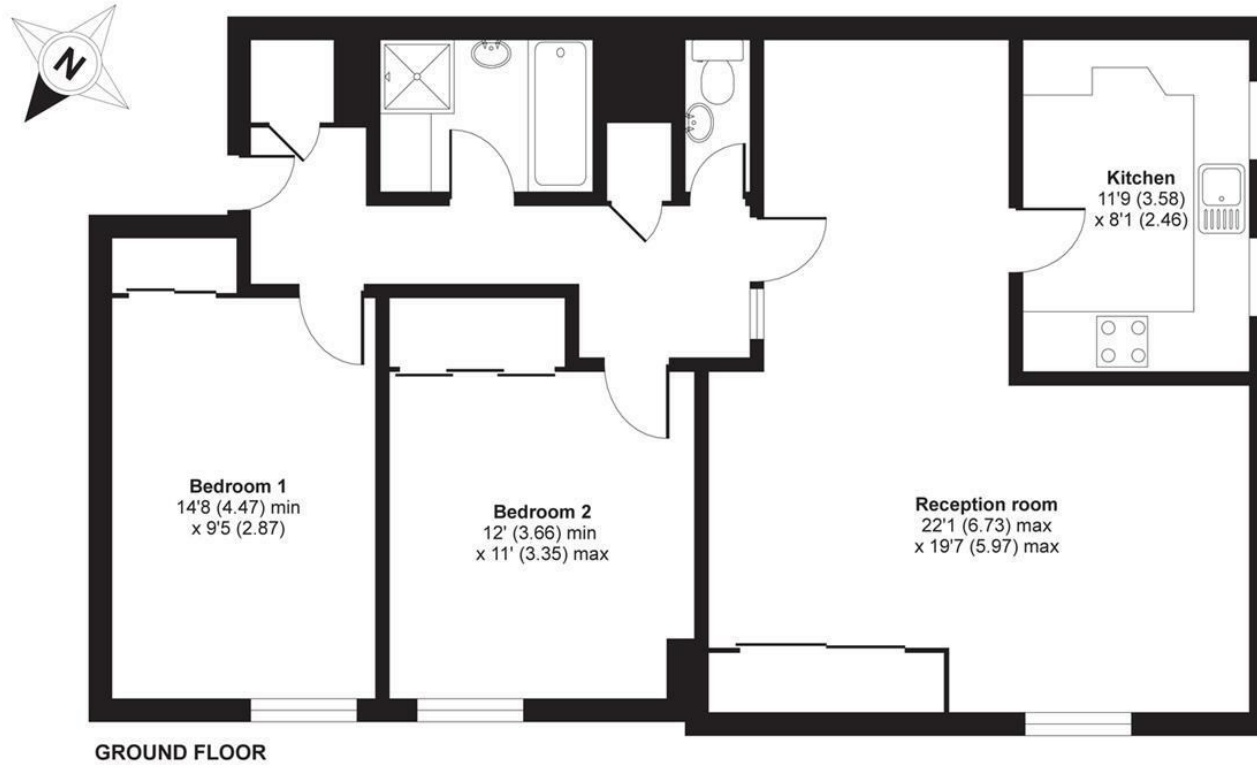
Management Fee: £100 pcm.

We endeavour to make our sales details accurate and reliable 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. 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.



# Merchants Road, Clifton, Bristol, BS8

APPROX. GROSS INTERNAL FLOOR AREA 951 SQ FT 88.3 SQ METRES



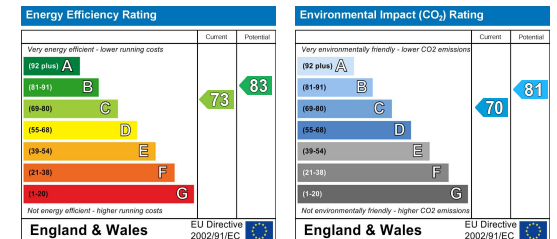
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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