

estate agents **auctioneers**

**hollis
morgan**

19B Sunderland Place, Clifton, Bristol, BS8 1NA

£295,000

A bright and spacious modern balcony apartment located on a quiet Clifton side street within easy walking distance to both the Village and the amenities found on the nearby Whiteladies Road. Chain Free

- One Bedroom Apartment
- Private Balcony
- Quiet Clifton Location
- Modern Development
- Open Plan Living
- Bright and Spacious Throughout
- Gas Central Heating
- Chain Free

The Property

Located on the first floor of this modern and well designed development, this spacious apartment is flooded with light throughout and benefits from a private balcony which has a peaceful outlook.

The open plan living space is a generous area direct access to the useable balcony via large sliding doors. Occupying its own dedicated space, the kitchen comprises a range of modern white gloss wall and base units and laminated work surfaces as well as a stainless steel sink and draining board, gas hob with extractor, oven and integrated appliances including microwave, dishwasher, washing machine and integrated fridge freezer.

A generous bedroom is located at the front of the building and benefits from a large and virtually full width double glazed window which allows for plenty of natural light.

Finally a modern bathroom completes the accommodation and offers a mains fed shower over bath, basin, low level WC and heated towel rail.

Location

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 - Residue of 999 year lease, circa 985 remaining.
Management Fee -
Ground Rent - £250 per annum

Council Tax Band: C

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.

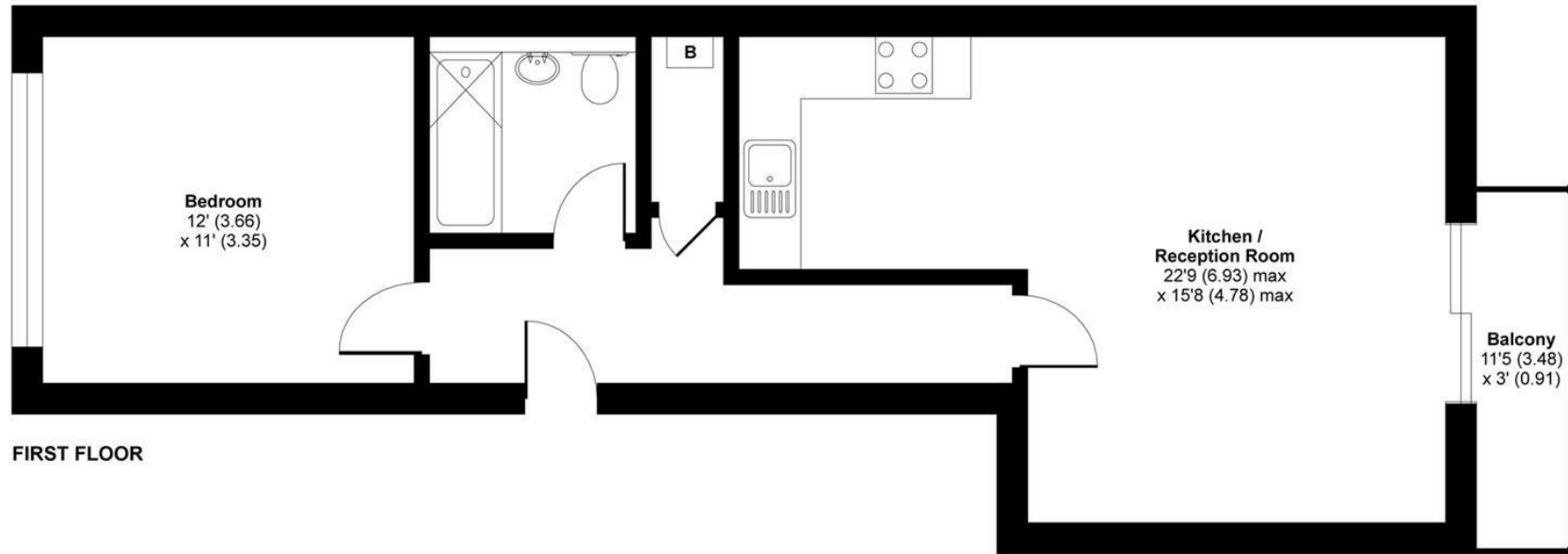




Sunderland Place, Bristol, BS8

Approximate Area = 566 sq ft / 52.6 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2021. Produced for Hollis Morgan. REF: 741220



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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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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