

estate agents **auctioneers**

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Flat 3, 12 Gloucester Street, Clifton, Bristol, BS8 4JF

£250,000

A beautifully presented and well proportioned one double bedroom first floor flat in the very heart of Clifton Village, amongst the myriad of amenities, cafes, bars and restaurants quite literally on the doorstep.

The property would make an ideal first time purchase, rental investment or central Clifton pied a terre and is available with no onward chain.

- In The Heart of Clifton Village
- First Floor Flat
- One Bedroom
- Grade II Listed
- Perfect First Time Purchase or Investment Opportunity
- No Onward Chain

The Property

Occupying the end of this pretty period terrace, this charming one bedroom hall floor flat is tucked down a quiet cobbled street in the heart of Clifton Village.

Well located to take advantage of the huge array of local amenities the property is perfectly suited to first time buyers or investors alike.

Internally, the property has been beautifully presented and the living room benefits from high ceilings, a large sash window as well as stripped wooden floorboards.

The modern kitchen is open to the living space and provides plenty of storage space in a range of fitted white wall and base units stylishly finished with solid wood work tops and tiled surrounds as well as breakfast bar.

The bedroom is generously proportioned and offers built in wardrobes as well as pretty sash window providing a quiet and pleasant outlook out over the rear.

Finally a shower room completes the accommodation with shower cubicle, basin and WC.

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. Share of Freehold
Management Fee: £150pcm

Council Tax Band: A

Please Note

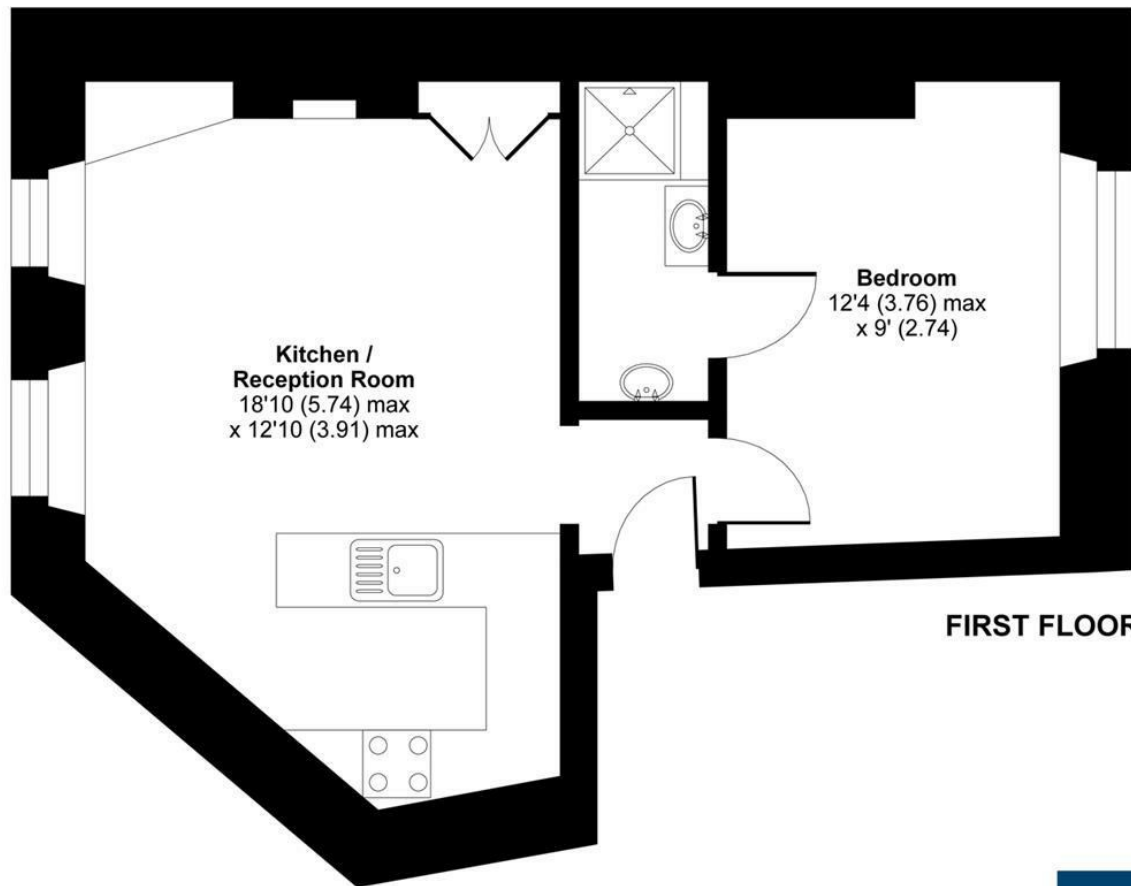
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Gloucester Street, Clifton, Bristol, BS8

Approximate Area = 394 sq ft / 36.6 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'cheom 2021. Produced for Hollis Morgan. REF: 743347



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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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