



Courtyard Garden Flat, 11 Victoria Square, Clifton, Bristol, BS8 4ET

£450,000

Hollis Morgan - A spacious two double bedroom courtyard garden flat in a stunning Grade II Listed Georgian terrace on Clifton's iconic Victoria Square. A stunning apartment with private entrance, utility room, separate kitchen and private southerly courtyard.

- Period Georgian Terrace
- Grade II Listed
- Courtyard Garden
- Private Entrance
- Two Double Bedrooms
- Two Reception Rooms
- Utility Room
- Immaculately Presented
- Clifton Village Location
- Four Piece Bathroom

The Property

An elegant and impeccably presented courtyard garden flat in one of the most impressive and sought after addresses in Clifton.

Access is via its own private entrance and then initially through a utility room / porch which is completely separate to the main accommodation.

A grand and spacious reception room is located at the front of the property which benefits from 2 large sash windows and due to the southerly orientation, allows for plenty of natural light to fill the space. In addition there is a gas fire and decorative coving and ceiling rose.

Adjacent and contained within its own room is the kitchen which features a modern fitted kitchen which provides plenty of storage, laminated work surfaces, induction hob, with extractor over, oven, stainless steel sink with drainer and mixer tap over, integrated fridge freezer as well as plumbing for washing machine & dishwasher with tiled floor and surrounds/splash backs.

Located in the central space there is ample room to dine separate from both kitchen and reception rooms.

Both bedrooms are generous double rooms with the master of which benefiting from built in wardrobes as well as a large sash window out to the rear.

The fully tiled bathroom has been very well finished and there is plenty of space for a large corner bath, separate, mains fed, shower cubicle, basin with built in vanity storage, WC and heated towel rail.

Location

Victoria Square is one of Clifton's most iconic addresses with stunning examples of Georgian architecture surrounding a pleasant and quiet square.

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.

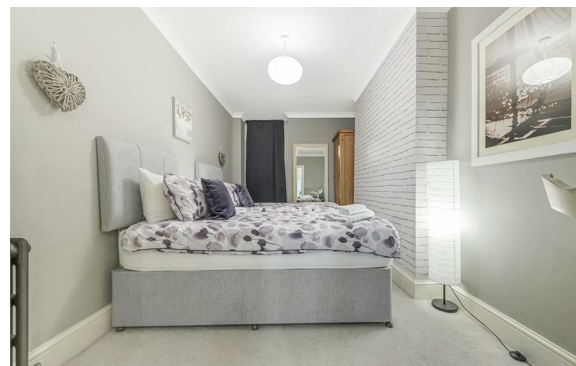
Other Information

Leasehold. Residue of 999 years
Management Fee: £100pcm

Council Tax Band: C

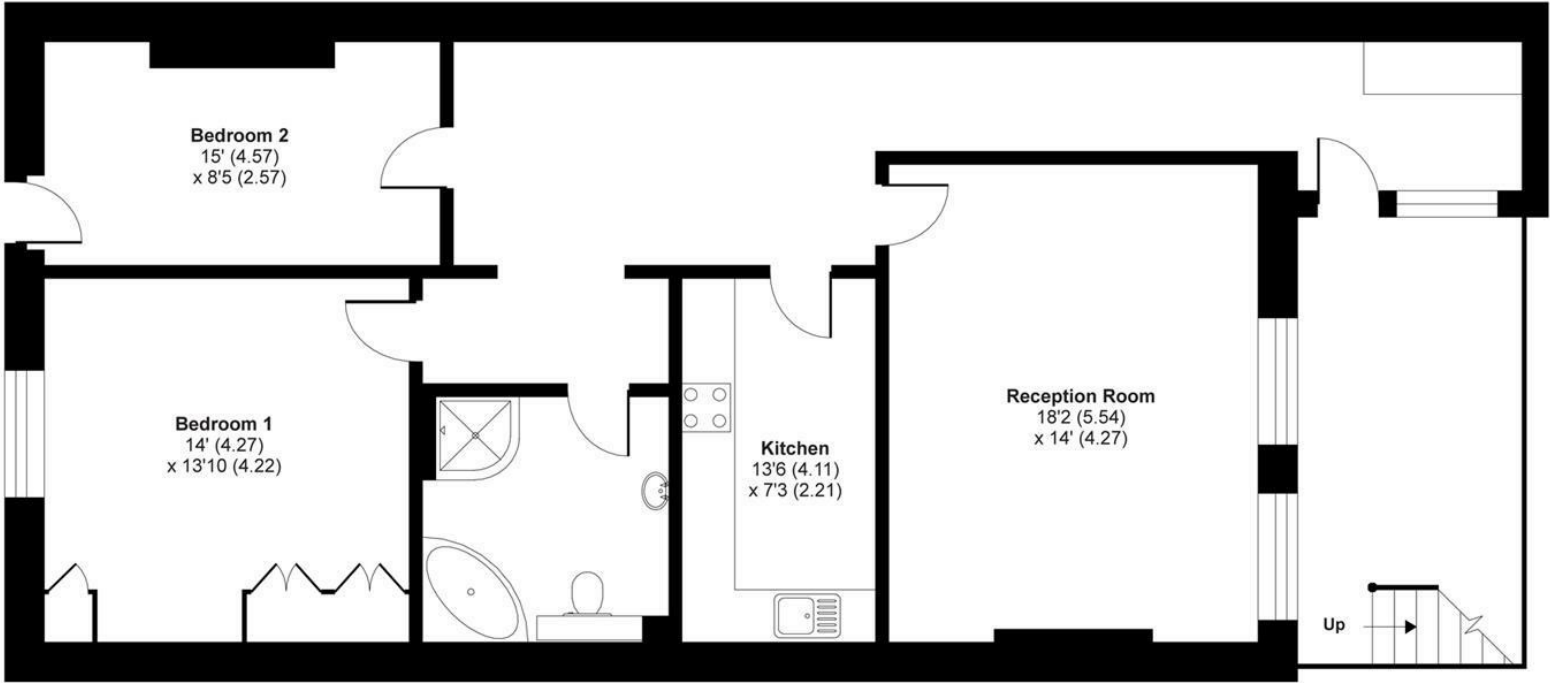
Please Note

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Victoria Square, Clifton, Bristol, BS8

APPROX. GROSS INTERNAL FLOOR AREA 1107 SQ FT 102.8 SQ METRES



GROUND FLOOR

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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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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