

estate agents **auctioneers**



**Flat 114, Royal Parade Elmdale Road, Clifton, Bristol, BS8 1SY**  
**Offers In Excess Of £375,000**

Stunning 3-Bedroom Apartment/ 2 Bathroom apartment in an Iconic Clifton Building. Ideal Home or investment with gross yield 7.5%.

- Clifton Location
- Iconic Bristol Landmark
- 3 double bedrooms
- Master with ensuite shower room
- Close to Bristol University
- No Onward Chain

#### The Property

Welcome to Royal Parade, an exclusive and prestigious conversion of the former Dingles Department Store, now home to a collection of stunning and unique apartments. This impressive three-bedroom flat offers a perfect blend of contemporary living and timeless elegance, set within one of Clifton's most sought-after addresses.

Upon entering the building, a grand flight of steps leads into an impressive central atrium, setting the tone for the sophisticated living space beyond.

Inside, the apartment boasts a spacious open-plan reception room and kitchen, designed for modern living. The reception area offers ample space for both dining and relaxation, complemented by beautiful wood parquet flooring, enhancing the warmth and character of the space. The kitchen is stylishly fitted with maple-coloured base and wall units, contrasted by sleek black work surfaces, and is equipped with integrated appliances including an electric hob, oven, extractor fan, and dishwasher.

The apartment features three generously sized double bedrooms, with the master bedroom benefitting from a fitted wardrobe and a private ensuite shower room. The additional two bedrooms offer ample space for double beds and extra furniture, making them ideal for guests, family members, or a home office.

The main bathroom is finished in a contemporary style, fully tiled in crisp white, and features a white three-piece suite, a mains-fed shower over the bath, a heated towel rail, and a large mirror.

Designed with both style and comfort in mind, the main reception areas are fitted with elegant wood parquet flooring, while the bedrooms are carpeted for added warmth. The entire property is decorated in sophisticated muted tones, providing a neutral and contemporary canvas for future owners.

Set in the heart of Clifton, this exceptional apartment offers a rare opportunity to own a home in one of the area's most iconic buildings. With its prime location, stylish interiors, and impressive architectural setting, this is a must-see property for those seeking luxury city living.

#### Location - Clifton

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: remaining of 999 from 25/12/2001

Ground rent: £200 pa

Management Fee: £283 pcm

Council Tax Band: D

#### 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 be 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.

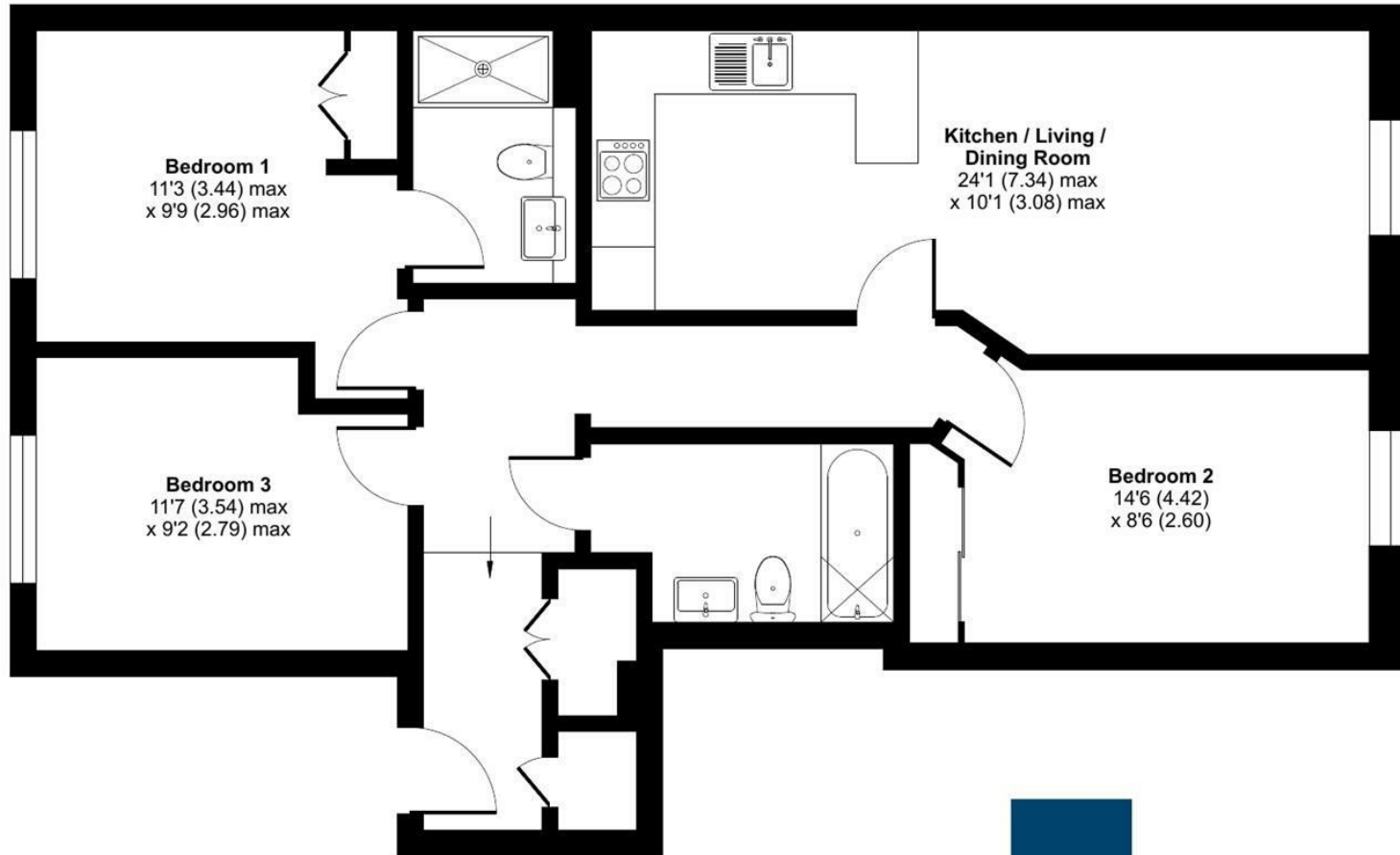




# Elmdale Road, Tyndalls Park, Bristol, BS8

Approximate Area = 833 sq ft / 77.3 sq m

For identification only - Not to scale



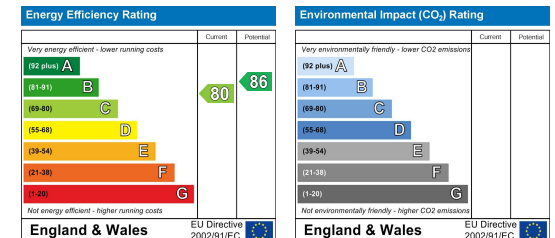
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