estate agents auctioneers

hollis morgan

First Floor Flat, 19 Southleigh Road, Clifton, Bristol, BS8 2BQ

£265,000

Hollis Morgan - A Grade II listed period first floor one bedroom flat in the heart of Clifton. Offered with no onward chain.

- Grade II Listed
- Chain Free
- Ideal first time buy
- Ideal investment
- Prime Clifton location
- Private Balcony

The Property
The first floor flat at 19, Southleigh Road is part of a Grade II Listed mid-terrace close to the iconic Lido, Victorian pool and restaurant.
The property briefly comprises of a high ceiling living room with beautiful period sash window opening onto a good size balcony to the front of the building allowing plenty of natural light.
The kitchen is neatly positioned just off the living area and comes with maple effect wall and base units, black work tops, electric hob and oven and Vaillant combi boiler.
A large corridor leads to the bathroom fitted with a white three-piece suite with wc, basin on pedestal and bath with electric shower above. The bathroom is decorated in neutral tones with white wall tiles, beige floor vinyl and cream walls.
The bright and airy bedroom is situated at the back of the property and also enjoys plenty of natural light with two large sash windows overlooking a green space covering a the local water reservoir making the bedroom very private and peaceful.

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
Management Fee: £1786.00 pa
Management company: Hillcrest Estate Management
Council Tax Band: B

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.

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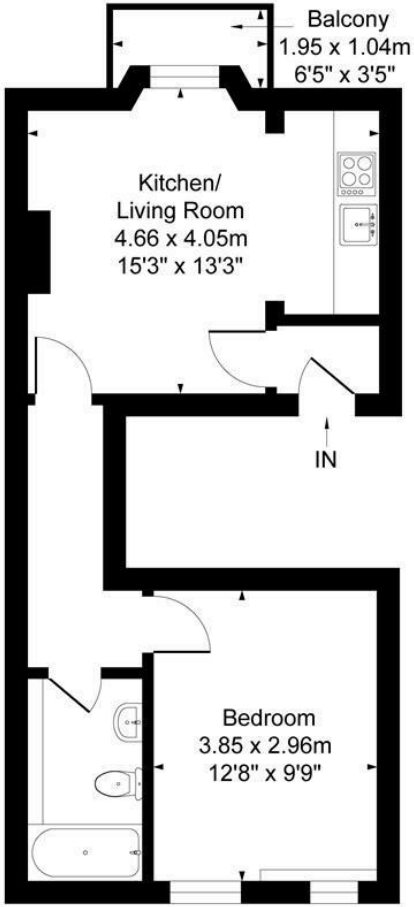
APPROX. GROSS INTERNAL FLOOR AREA 412 SQ FT 38.28 SQ METRES



FIRST FLOOR

Illustrated for identification purposes only, measurements are approximate, not to scale.

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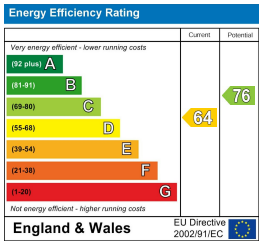

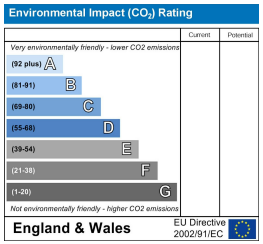

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