



Flat B, 20 Richmond Terrace, Clifton, Bristol, BS8 1AA  
£350,000

A superb (800 sq ft) hall floor apartment with private access to communal gardens, situated along a classic Georgian terrace in Clifton.

- Substantial reception room with large sash windows
- Two double bedrooms
- Use of sought after and private communal gardens
- No onwards chain
- Desirable location
- Hall floor flat
- Open plan layout
- Pleasant views over the communal gardens
- Close proximity to Clifton village

### The Property

This brilliant example of a period hall floor flat occupies the entire floor of this impressive Georgian building, whilst being situated in a popular Clifton location.

Upon entry to the property you are welcomed by a initial entrance hallway from where the flat splits in two separate directions. At the front of the property is a vast open plan kitchen/living area with ample room for a dining table and plenty of space for informal seating, the room also benefits from large traditional sash windows which floods the property with natural light.

Towards the rear of the property are two spacious double bedrooms with pleasant views of the communal gardens, followed by a 3 piece family bathroom.

Outside the property, accessed via a coded gate are the communal gardens which provide exclusive access for only the Richmond Terrace residents to enjoy.

Within the gardens there are mature planters, flower beds, outdoor seating and even vegetable beds for growing various fruit and veg of your choosing.

### 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.

### Further Information

Management Charge - £4006 per Annum

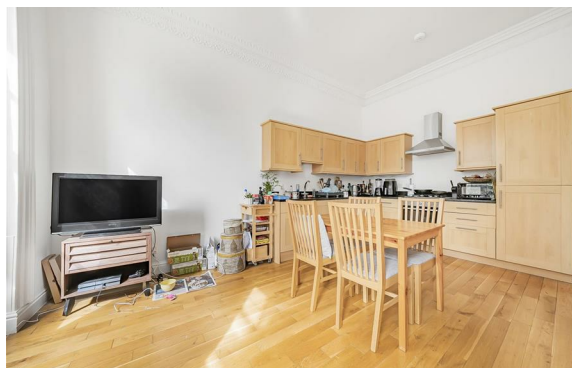
Management Company - BNS

Tenure - Leasehold

Lease Remaining - 982 Years

### 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.

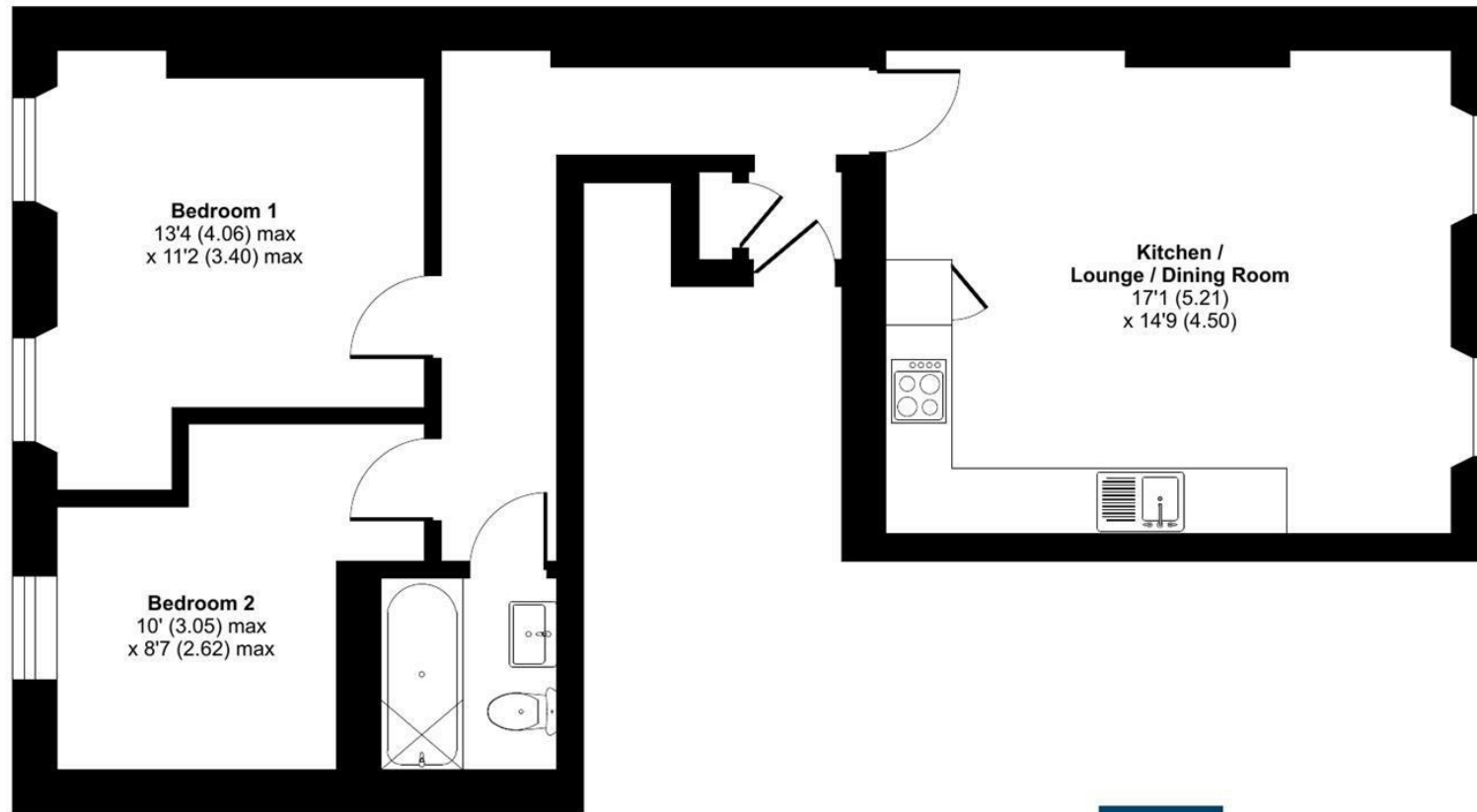


# Richmond Terrace, Clifton, Bristol, BS8

Approximate Internal Area = 630 sq ft / 58.5 sq m

Approximate External Area = 817 sq ft / 75.8 sq m

For identification only - Not to scale



**Bedroom 1**  
13'4 (4.06) max  
x 11'2 (3.40) max

**Bedroom 2**  
10' (3.05) max  
x 8'7 (2.62) max

**Kitchen /  
Lounge / Dining Room**  
17'1 (5.21)  
x 14'9 (4.50)

GROUND FLOOR



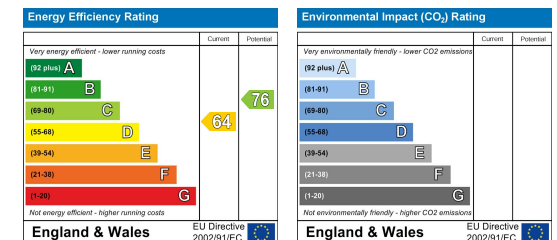
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2024. Produced for Hollis Morgan. REF: 1104016



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