estate agents auctioneers

hollis morgan

Top Floor Flat, 32 The Mall, Clifton, Bristol, BS8 4DS

£230,000

Located in the very heart of Clifton Village this immaculately presented one bed apartment is situated at the top of an impressive period building providing a fine outlook over the neighbouring properties as well as of the Iconic Suspension Bridge. Would make a perfect first time purchase or investment opportunity. Chain Free.

- Iconic Location
- In The Heart of Clifton Village
- Top Floor Apartment
- One Bedroom
- Immaculately Presented
- Perfect First Time Purchase
- Ideal Investment or Pied A Terre
- Chain Free

The Property
An immaculately presented apartment sat on the top floor of an attractive period property situated on an iconic and very well loved street in the heart of Clifton Village.
Quite literally on the doorstep you'll find a vast array of amenities from independent retailers, boutique shops as well as stylish cafe's and restaurants.

The property is bright and airy throughout and comprises an open plan living space with the kitchen complete with a generous range of white shaker style wall and base units, peninsula island, electric hob, oven tiled splashbacks and large skylight which allows from a huge amount of natural light which fills the entire room. The outlook from the living space is of particular interest and provides a unique perspective along West Mall, the residents gardens as well as Clifton Suspension Bridge in the distance.

At the rear of the property there is a double bedroom with an equally appealing aspect out over the neighbouring rooftops.
Finally a part tiled bathroom completes the accommodation which provides shower over bath, basin and low level WC.

Due to the size and location of the property, the apartment would be a fantastic purchase for a first time buyer as well as a central Clifton investment / pied a terre.

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. Residue of 999 years
Management Fee: £740 per annum
Parking: Residents Park Zone (Clifton Village)

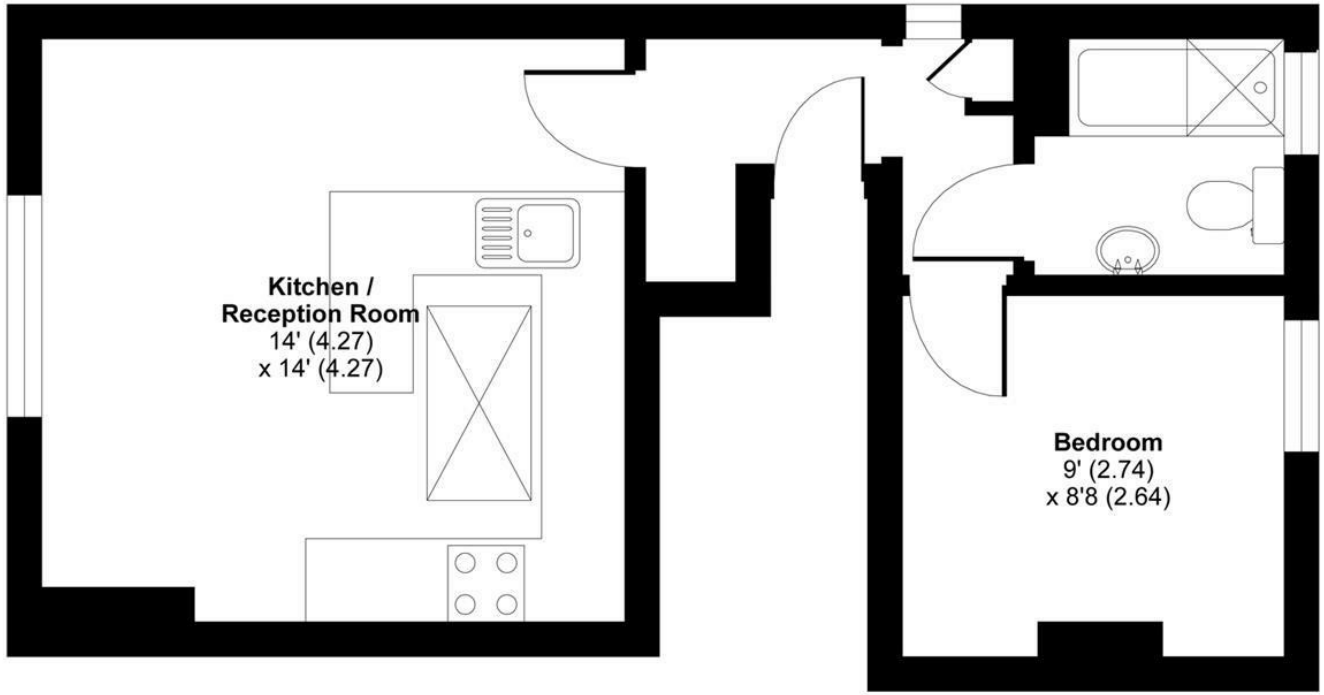
Council Tax Band: B

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.

The Mall, Clifton, Bristol, BS8

Approximate Area = 356 sq ft / 33.1 sq m

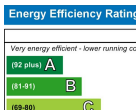
For identification only - Not to scale

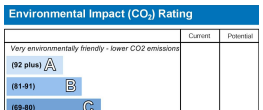


FOURTH FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hollis Morgan. REF: 753621





TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

hollis
morgan