Second Floor Flat, 9 Gloucester Row, Clifton, Bristol, BS8 4AW

Offers In Excess Of £375,000

Hollis Morgan - An immaculately presented two double bedroom period apartment with fine City views.

- Clifton Village location
- Grade II Listed Building
- Immaculately presented
- Modern Finish
- 2 double bedrooms
- Stunning Views
- Residents Parking

The Property

This elegantly refurbished property encompasses the second floor of an imposing Grade II listed period property located on the iconic Gloucester Row in the heart of Clifton Village. The spacious apartment has been sensitively renovated combining period detail with modern touches to create a stunning home in a sought-after location.

Internally, the property offers a light and airy Reception room with stunning views from a classic large Georgian window over Christchurch Green.

The kitchen is well appointed with cream Shaker style wall and base units with a range of appliances including gas hob, extractor hood, electric oven, fridge freezer, dishwasher and washing machine and travertine flooring. It also has the added benefit of a large opening onto the living room.

Both double bedrooms are set at the rear of the property and are generously proportioned with the master boasting a large period cast iron fireplace with light grey marble surrounds and a generous fitted wardrobe. The bedrooms enjoy a spectacular southerly outlook over the hills and the surrounding countryside.

The accommodation also benefit from a large storage cupboard off the hallway.

The well appointed fully tiled bathroom completes the accommodation boasting a large bath with mains fed shower, basin with vanity storage, low level WC and heated towel rail.

Location

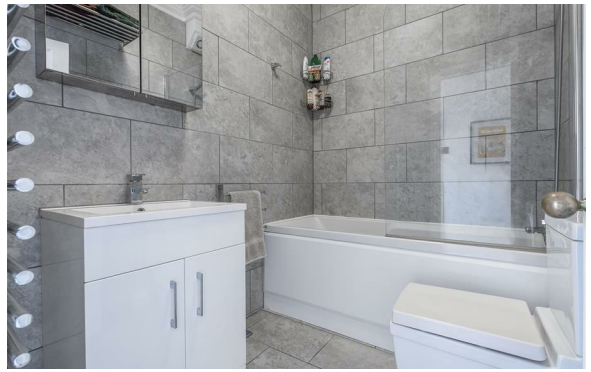
Clifton Village is one of the most unique and sought-after locations in the City. From its very early days as a Spa destination to the later Georgian and Victorian influences Clifton offers charm at every turn from the fine sweep of Royal York Crescent to the grandeur of Victoria Square. At its heart 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.

Tenure/Management Information

Tenure: Leasehold - 981 years remaining
Management Fee: £50 pcm
Council Tax Band: D

Please Note

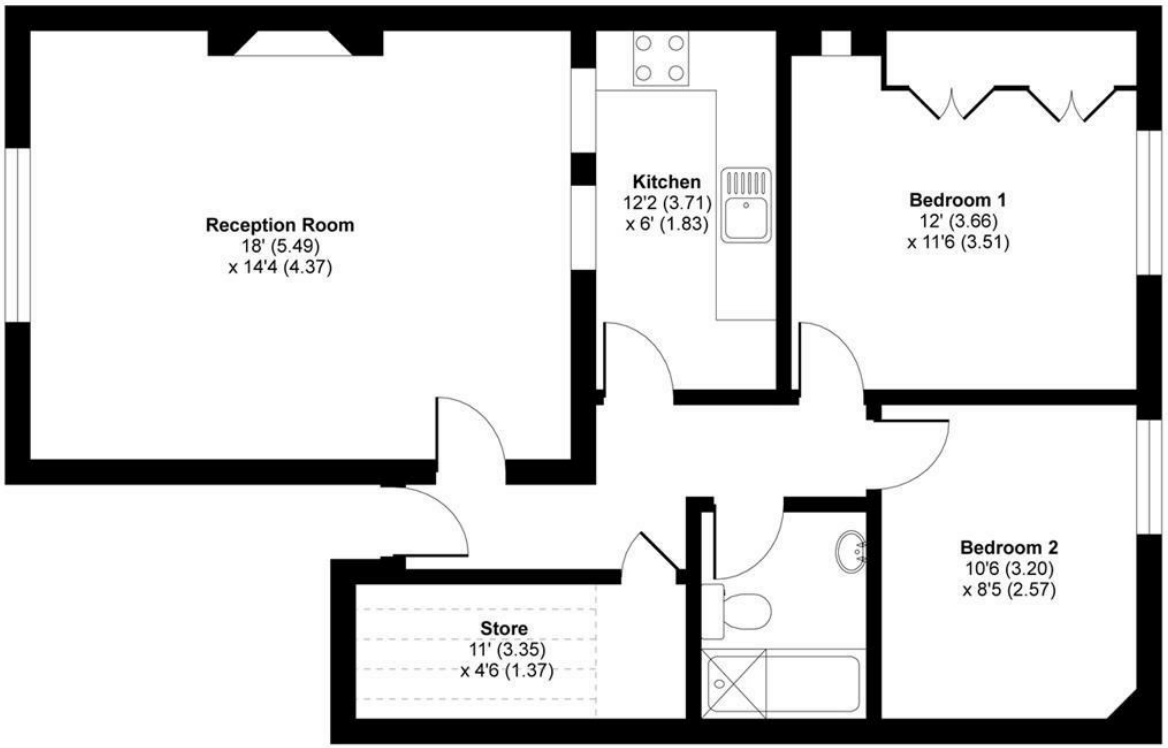
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.



Gloucester Row, Bristol, BS8

Approximate Area = 710 sq ft / 66 sq m
Limited Use Area(s) = 36 sq ft / 3.3 sq m
Total = 746 sq ft / 69.3 sq m
For identification only - Not to scale

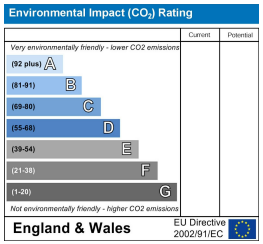
Denotes restricted head height



SECOND 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: 720562



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