3, 15 Royal Park, Clifton, Bristol, BS8 3AL

£405,000

A well presented two double bedroom apartments located moments from Clifton Village. No Onward Chain.

- Prime Clifton Location
- Spacious Living Area
- Chain Free
- Two Double Bedrooms
- Pleasant Outlook
- Bright and Airy

The Property
A bright and spacious 2 double-bedroom first floor apartment, features majority original parquet flooring, gas central heating, and double glazing throughout.

Set on a picturesque leafy street in the heart of Clifton Village, virtually traffic free and part of the Clifton's residents' parking zone. Near to several excellent local schools including Christchurch CoE primary school, and only a short distance to lovely open spaces such as Victoria square and Clifton Downs.

A welcoming hallway with full height multi-paned internal window creates a spacious open-plan feel, and provides access to all other rooms. The generous living/dining area offers an abundance of natural light from dual south-west facing windows, perfect for socialising, entertaining, and/or as a home office. Bedroom two has south westerly facing windows to the front elevation, and is complete with a built-in wardrobe. Bedroom one is particularly spacious with ample built-in storage and 2 rear-facing windows with attractive views over neighbouring gardens. The kitchen is well fitted with wall and base shaker style units, wood effect worktop, wall-mounted Vaillant gas combination boiler, and integrated oven and gas hob with extractor hood over. Additionally there is space and plumbing for the fridge, freezer, and washing machine. The modern bathroom with black tiling throughout features mains-fed shower over bath with glass shower screen, mixer tap, vanity unit, cupboards below, and obscure glazed windows. The property benefits from a telephone entry system, communal bike storage room, and central pathway leading up to the building flanked by well maintained gardens.

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.

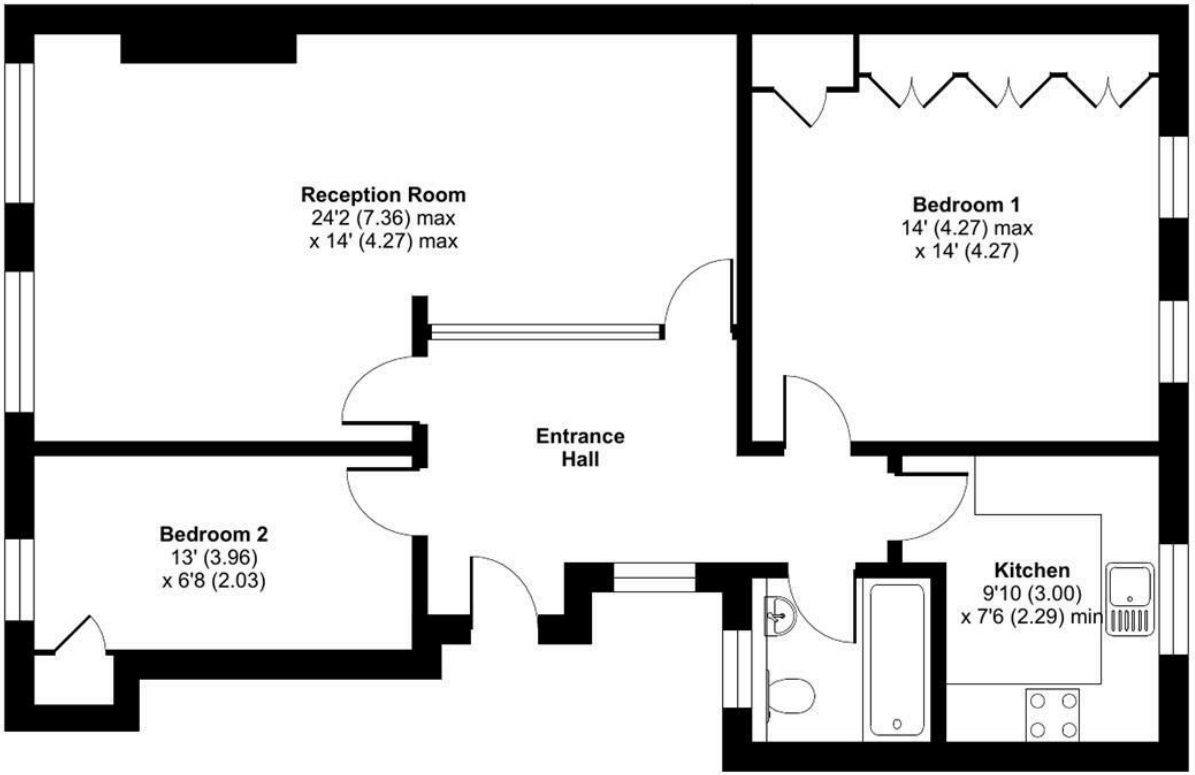
Other Information
Tenure: Leasehold for 999 from 1977
Management Fee: £150
Management Company: 14/15 Royal Park
Parking: Clifton Village (CV) Residents Parking Zone
Council Tax Band: C

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.

Royal Park, Clifton, Bristol, BS8

Approximate Area = 827 sq ft / 76.8 sq m

For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hollis Morgan. REF: 839744

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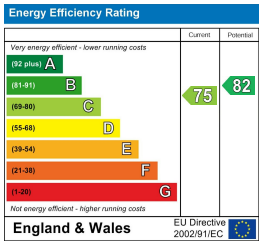

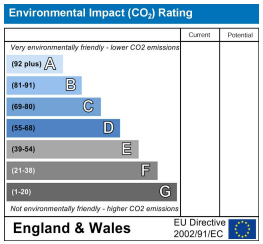

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