

estate agents **auctioneers**

**hollis  
morgan**



HFF, 14 Hanbury Road, Clifton, Bristol, BS8 2EW

£285,000

Hollis Morgan - An especially spacious (710 sq Ft ) hall floor period apartment positioned in the heart of Clifton.

### Description

This well presented apartment occupies the hall floor level of an attractive period terrace, the property has been well maintained by its current owners with neutral decor and an abundance of period features displayed throughout. The accommodation comprises large bedroom with bay window, shower room, lounge area and modern fitted kitchen with integrated appliances and dining space.

### 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.

### Lounge

16 x 12'2 (4.88m x 3.71m)

Period fireplace with tiled inset and surround, window to rear, picture rail, cornice coving, radiator.

### Bedroom

19'10 x 15'3 (6.05m x 4.65m)

Bay window to front elevation, period fireplace with tiled inset and marble surround, radiator.

### Kitchen

15'3 x 7'4 (4.65m x 2.24m)

Modern fitted kitchen comprising range of matching wall and base units, laminated worksurfaces, integrated oven with gas hob and extractor canopy, washing machine, window to rear, cornice coving, dining area.

### Bathroom

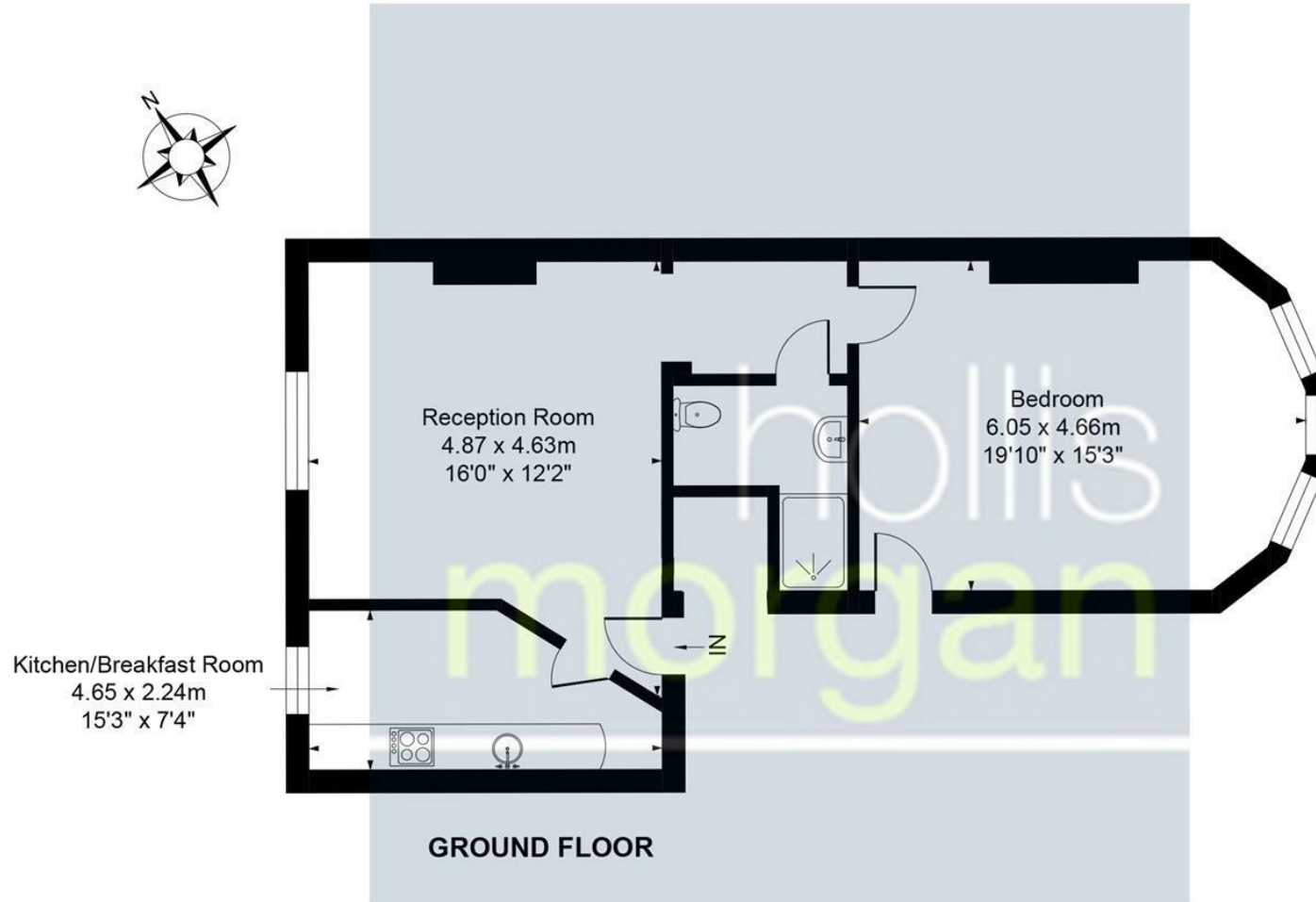
Enclosed mains fed shower with tiled surround, low level W.C, wash basin.

### Tenure/Management Information

Please refer to agent.



14 Hanbury Road, Clifton, Bristol, BS8 2EW  
 APPROX. GROSS INTERNAL FLOOR AREA 710 SQ FT 65.92 SQ METRES



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

e-mail: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk) [www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: 0117 973 65 65

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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