



**Second Floor Flat, 7 Westbourne Place, Clifton, Bristol, BS8 1RZ**

**Guide Price £240,000**

Hollis Morgan - A fine 1 double bedroom period conversion situated moments from Clifton Village.

### Description

The property occupies the top floor of a striking Grade II Listed Georgian building. The apartment is in good decorative order and briefly comprises living room, modern fitted kitchen, generous double bedroom and stylish bathroom.

### Location

Westbourne Place is located close to the vibrant and cosmopolitan Whiteladies Road and the Triangle with its wide range of shops, bars and restaurants. The property is also located yards from the well regarded Lido with its open air swimming pool whilst the BBC, Bristol University and the ever popular Clifton Village are only a short walk away.

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.

### Hallway

Intercom system, storage cupboard.

### Lounge

16'8 x 11'9 (5.08m x 3.58m)

Sash window to front elevation, feature fireplace, storage cupboard, radiator.

### Kitchen

10'6 x 7'9 (3.20m x 2.36m)

Fully fitted kitchen comprising breakfast bar, matching wall and base units, tiled splash backs, laminated work surfaces and gas hob complete with electric oven/extractor canopy. Sash window to front, radiator, additional storage.

### Bedroom

13'11 x 12 (4.24m x 3.66m)

Sash window to rear elevation, radiator, wash basin.

### Bathroom

Low level W.C, wash basin, shower cubicle, heated towel rail, tiled flooring.

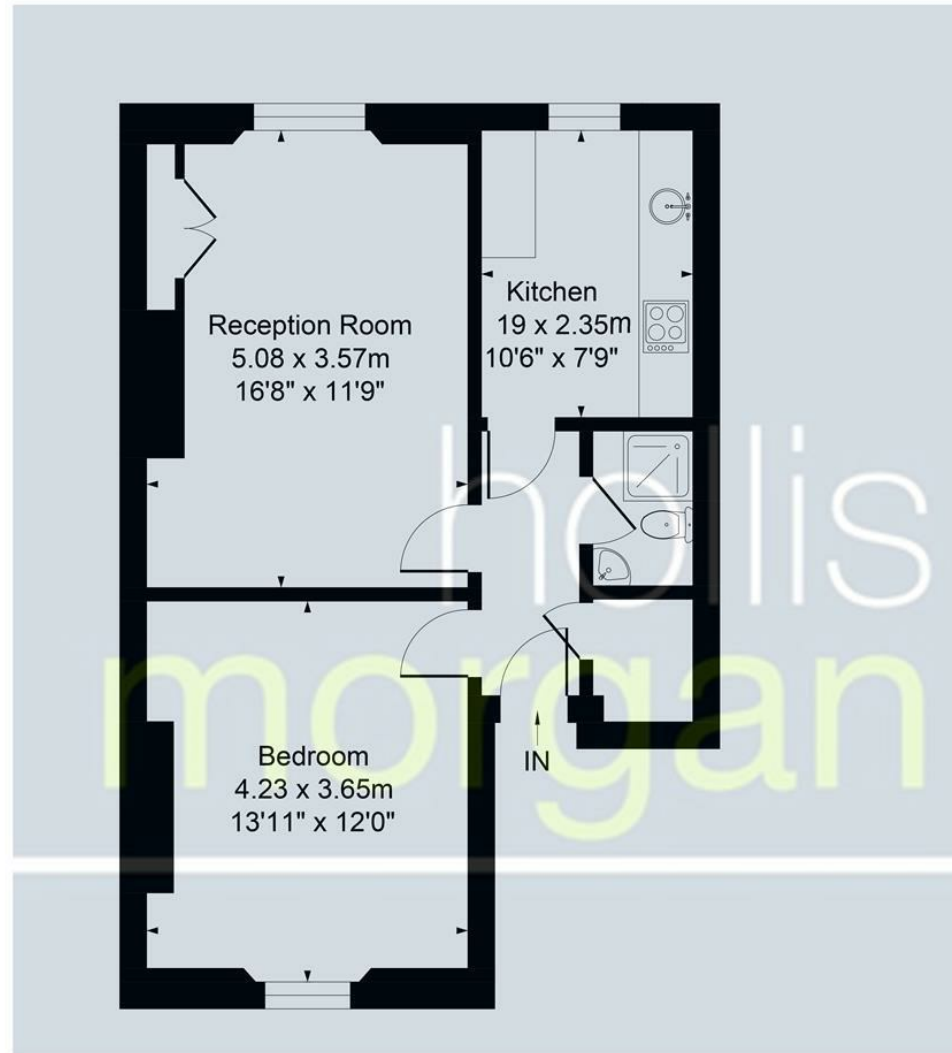
### Tenure/Management Information

Lease residue of 999 years

Management fee £52 pcm



7 Westbourne Place BS8 1RZ  
 APPROX. GROSS INTERNAL FLOOR AREA 536 SQ FT 49.76 SQ METRES



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

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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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