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for sale

Manilla Lodge, FFF, 27 Manilla Road, Clifton, Bristol, BS8 4EB

**£535,000**



A magnificent first floor three bedroom apartment positioned in the heart of Clifton, with fine views and a private parking space. No Onward Chain.

- Prime Clifton Village location
- Period features
- Beautiful green views
- Separate reception room
- Spacious kitchen/dining room
- 3 bedrooms
- Master with ensuite shower room
- Allocated parking space

**The Property**

Occupying a prime corner position on Clifton Down Road and Manilla Road, this elegant first-floor apartment is set within the impressive Victorian residence of Manilla Lodge, in the heart of highly sought-after Clifton Village. Rich in character and period charm, the property showcases an array of original features including high ceilings, sash windows, ornate cornicing, and a striking cast-iron fireplace.

The apartment offers beautifully proportioned accommodation comprising a generous reception room, spacious kitchen/dining room, three double bedrooms, a family bathroom, and an ensuite to the principal bedroom. Flooded with natural light from the impressive bay window, the reception room is a welcoming and stylish living space, centred around a beautiful cast-iron fireplace with decorative tiled surround and enjoying attractive views over the green.

The well-appointed kitchen provides an excellent range of wall and base units, integrated electric hob, oven and extractor fan, together with space for a washing machine, dishwasher, and fridge freezer. There is ample room for a dining table, making it an ideal space for both everyday living and entertaining.

To the rear of the property are three well-sized double bedrooms, offering a peaceful retreat from the vibrant village surroundings. The principal bedroom further benefits from its own ensuite shower room, while the family bathroom features a classic three-piece suite with bath and shower over, wash basin, and WC.

Completing the property is the valuable addition of an allocated parking space, a rare and highly desirable feature in this prestigious Clifton location.

**Location - Clifton Village**

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.

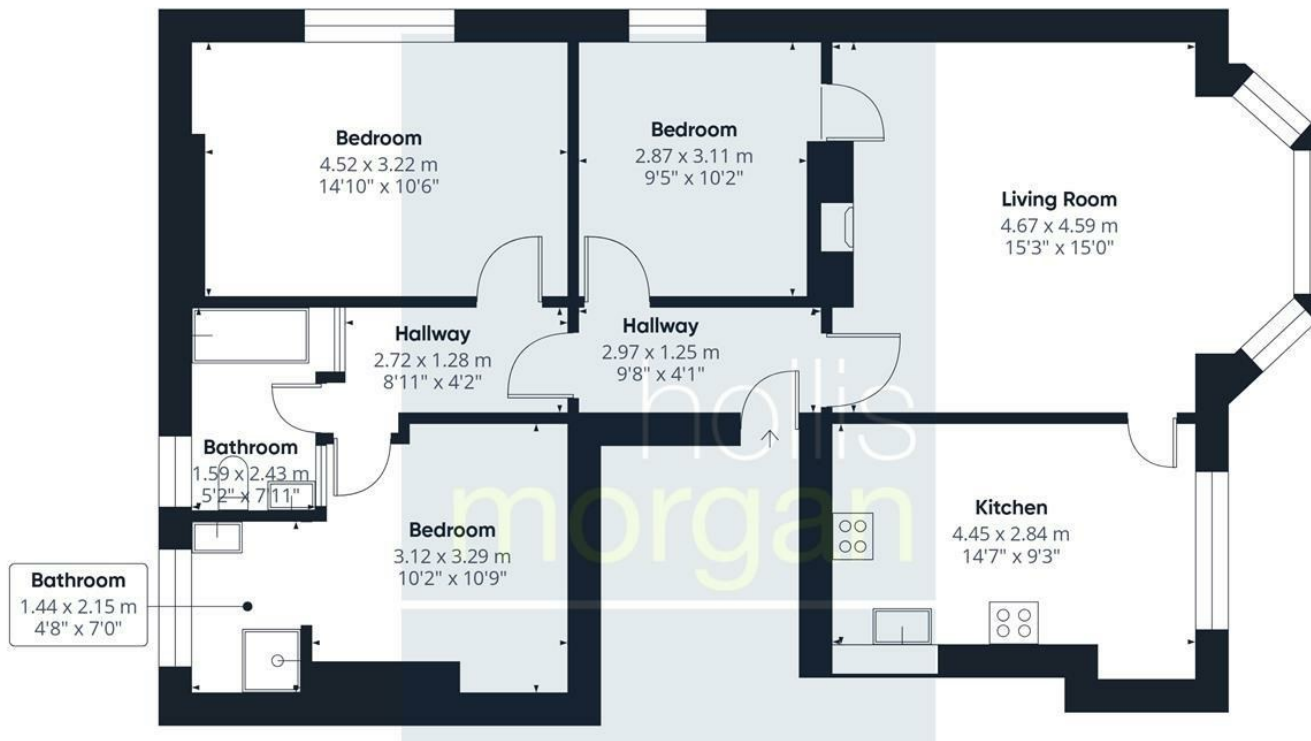
**Other Information**

Leasehold.  
Management Fee: £413 pcm  
Council Tax Band: E

**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.





Approximate total area<sup>m</sup>

86.5 m<sup>2</sup>  
930 ft<sup>2</sup>

(1) Excluding balconies and terraces

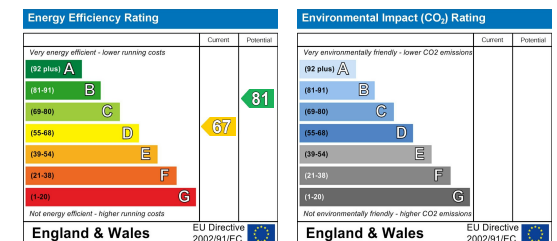
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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