

estate agents **auctioneers**

**hollis  
morgan**



Hall Floor Flat, 1 Caledonia Place, Clifton, Bristol, BS8 4DH

**£365,000**

A rare to the market and character filled hall floor conversion located in an enviable position with fine views. Cosmetic updating required, no onward chain.

- Caledonia Place
- Hall Floor Apartment
- Period Conversion
- Two Bedrooms
- Gas Central Heating
- Suspension Bridge Views
- No Onward Chain
- Cosmetic updating
- Rare Opportunity

**The Property**

The properties occupies the hall floor level of a handsome Georgian Terrace positioned on the ever-popular Grade II listed Caledonia Place with uninterrupted views of Clifton Suspension bridge. Whilst well maintained since ownership the property does require basic updating and offers an exciting opportunity for a prospective buyer to restore a charming conversion with many original features throughout such as working sash windows, shutters and cornice coving.

The well-balanced accommodation comprises impressive lounge area with two large sash windows, providing views and a pleasant outlook, fitted kitchen with a range of matching wall and base units, sink with drainer and appliances. Two double bedrooms and three-piece white bathroom suite complete the accommodation.

**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.

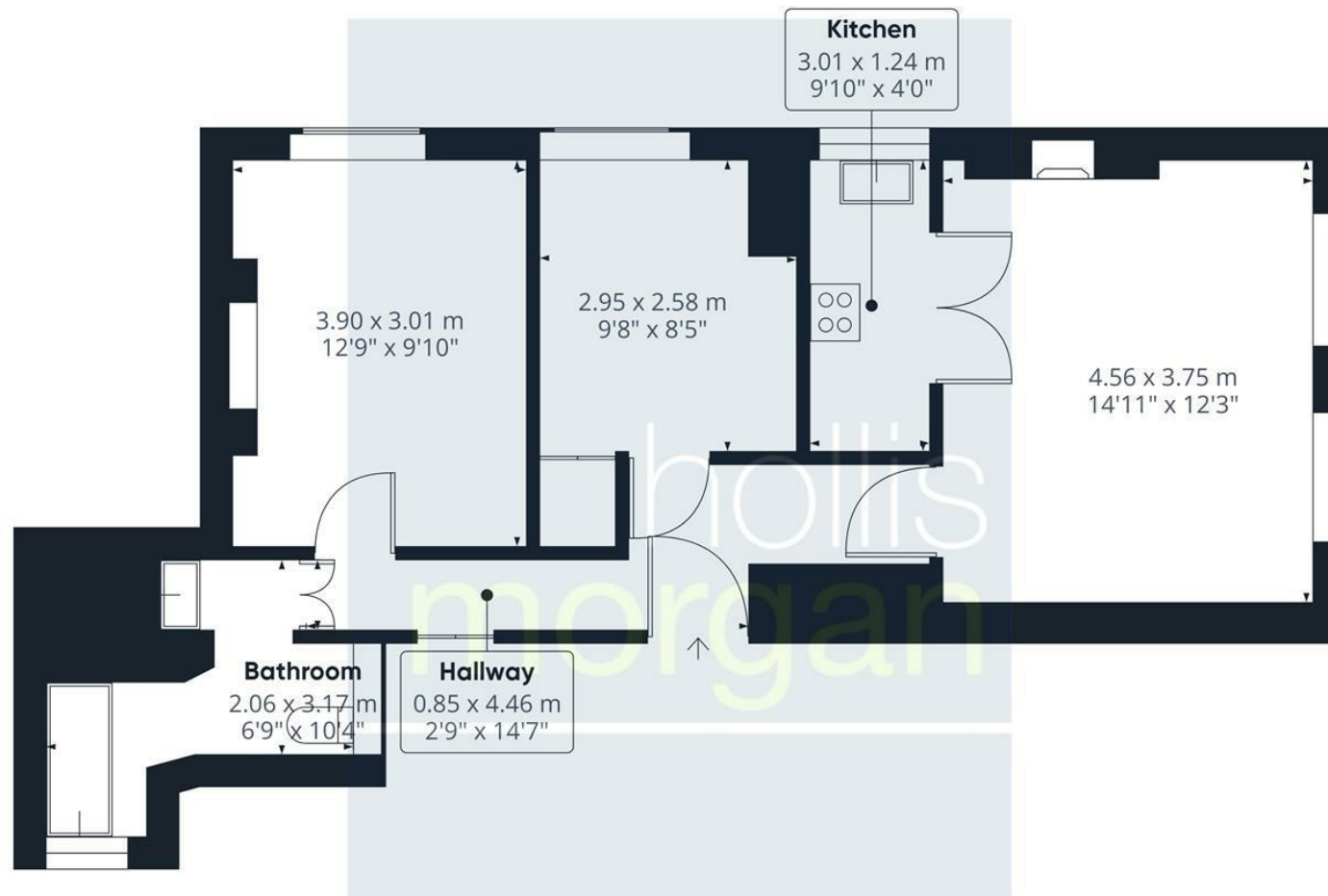
**Other Information**

Leasehold, residue of 999 years. Share of freehold.

**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>**  
53.3 m<sup>2</sup>  
574 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.

**GIRAFFE360**

TEL | **0117 933 9522** | 9 Waterloo Street, Clifton, Bristol BS8 4BT

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) | [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

Hollis Morgan Property Limited, registered in England, registered no 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 |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> |           | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |           |
| England & Wales                                                                                                                                                                                                                                                                |           | England & Wales                                                                                                                                                                                                                                                                                                      |           |
| EU Directive 2002/91/EC                                                                                                                                                                                                                                                        |           | EU Directive 2002/91/EC                                                                                                                                                                                                                                                                                              |           |

hollis  
morgan

---