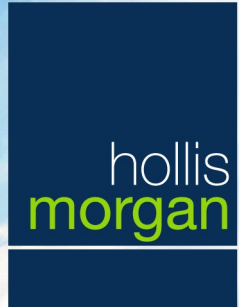




estate agents **auctioneers**



Flat 2, 5 Eaton Crescent, Clifton, Bristol, BS8 2EJ

£525,000

Hollis Morgan - Full of original period features, this stunning two double bedroom hall floor apartment is located on a quiet road in Clifton, short walks from a range of local amenities.

- An Elegant and Immaculate Apartment
- Hall Floor
- Two Double Bedroom
- Separate Kitchen
- Period Features
- Communal Gardens
- En Suite
- Within Walking Distance to a Range of Amenities
- Gas Central Heating

The Property

An elegant and beautifully presented apartment occupying the hall floor of this impressive large Victorian Mansion.

The bright and spacious living room takes full advantage of all the features synonymous with properties of this era such as high ceilings, picture rails and ornate coving and ceiling rose. Adjacent, there is a well equipped kitchen with plenty of cupboard space, laminated worktops, gas hob with extractor over oven/grill, stainless steel sink, tiled surrounds, integrated dishwasher and plumbing for washing machine.

To the rear of the building and overlooking well manicured gardens, there are two well proportioned double bedrooms both with built in wardrobes space as well as a fully tiled modern en-suite shower room off the master. The family bathroom is also fully tiled and features an impressive freestanding roll top bath, basin, WC and heated towel rail.

Externally there is a gated communal garden which the residents of Eaton Crescent have the use of.

Location - Clifton

Eaton Crescent is a particularly quiet road in Clifton yet within short walks of a varied range of amenities from shops, cafes, restaurants, green spaces and commuter links.

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

Leasehold: Residue of 999 years
Management Fee: £123.00 pcm

Council Tax Band: D

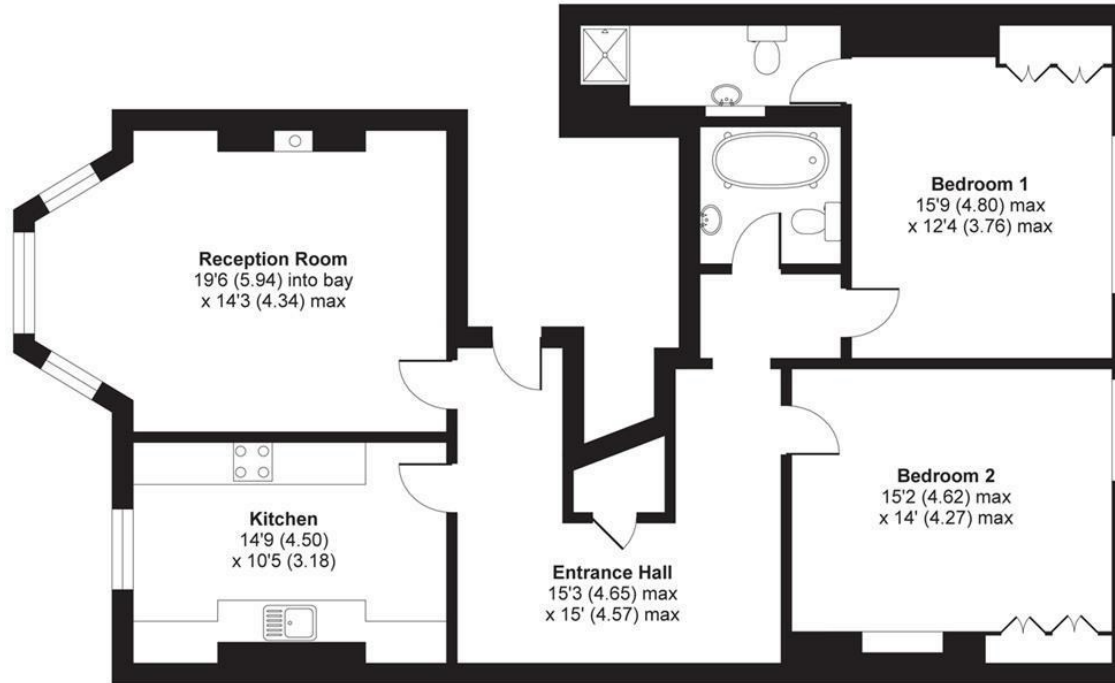
Please Note

We endeavour to make our sales details accurate and reliable 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. 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.



Eaton Crescent, Bristol, BS8

APPROX. GROSS INTERNAL FLOOR AREA 1177 SQ FT 109.3 SQ METRES



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2020 Produced for Hollis Morgan REF : 570836

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

www.hollismorgan.co.uk | 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 ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

hollis
morgan
