

estate agents **auctioneers**

**hollis
morgan**



Top Floor Flat, 114 Princess Victoria Street, Clifton, Bristol, BS8 4DB
£375,000

Hollis Morgan | A generously sized top floor two bedroom flat in prime Clifton Location

- Iconic location
- Top floor apartment
- 2 double bedrooms
- Chain free
- Perfect 1st time purchase or investment

The Property

The property is bright and airy throughout and comprises a large kitchen, spacious living room, two double bedrooms and shower room.

The kitchen is fitted with a range of maple shaker style wall and base units, black work surfaces, electric oven, gas hob, extractor fan, stainless steel splashbacks and the floor has been laid with a beige vinyl.

The spacious and bright living room offers plenty of entertainment space and is decorated in a neutral palette with beige carpet and cream walls. A beautiful cast iron period fireplace with grey marble surround makes a lovely feature. The two sash windows offer a dual aspect on both Princess Victoria Street and Princes Buildings and the Avon Gorge Hotel.

Finally, the shower room is fitted with a large walk-in shower, WC, basin on pedestal, heated towel rail and grey laminate tile effect flooring.

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

Tenure: Leasehold
Management Fee: £750 pa
Management Company: Easton Bevins
Ground rent: £25 pa
Council Tax Band: B

Please Note

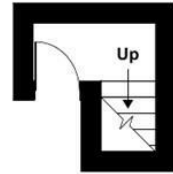
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan 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.



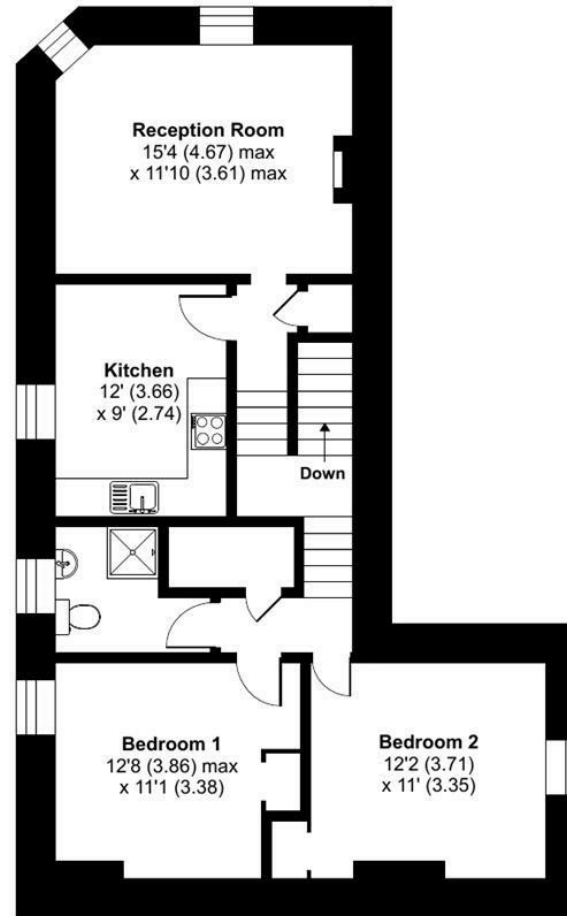
Princess Victoria Street, Clifton, Bristol, BS8

Approximate Area = 798 sq ft / 74.1 sq m

For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



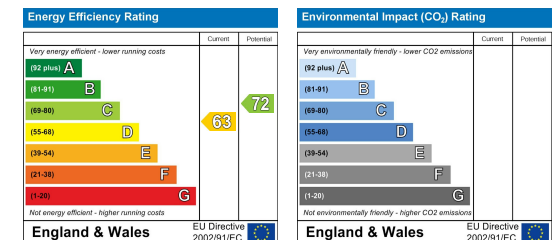
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hollis Morgan. REF: 880845



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



hollis
morgan
