



Courtyard Flat, 17 Meridian Place, Clifton, Bristol, BS8 1JG
£250,000

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Hollis Morgan - A quirky lower ground floor apartment with the added benefit of private courtyards front and back as well as private entrance. The property is very conveniently located and within easy walking distance of Clifton Triangle and Clifton Village. Chain Free.

- Courtyard Flat
- One Double Bedroom
- Spacious Open Plan Living Space
- Private Entrance
- Fantastic Location
- Chain Free

The Property

A bright and spacious garden apartment conveniently located just short walks from all the amenities found nearby on and around the Clifton Triangle as well as in Clifton Village.

Well proportioned throughout, the property is accessed via the rear of the building via a private courtyard and private entrance.

The generous living room provides ample space for dining and sitting with French doors that lead out to the 2 tiered courtyard area.

The kitchen has been separated from the main living area but is still open creating a social space ideal for entertaining. The kitchen features integrated NEFF electric hob, extractor and oven. There is a separate 'utility area' with additional cupboard space and work surfaces, stainless steel sink and drainer as well as integrated dishwasher and washing machine.

At the front of the building a large double bedroom can be found with access to a further courtyard.

Finally there is a good sized bathroom which consists of a mains fed shower over the bath, basin, WC as well as large airing cupboard.

Externally there is a two tiered courtyard at the rear of the building and at the front, there is an additional courtyard with 2 x large under-croft storage vaults.

Location

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.

Management Fee: Circa £1,800 per annum

Council Tax Band: B

Please Note

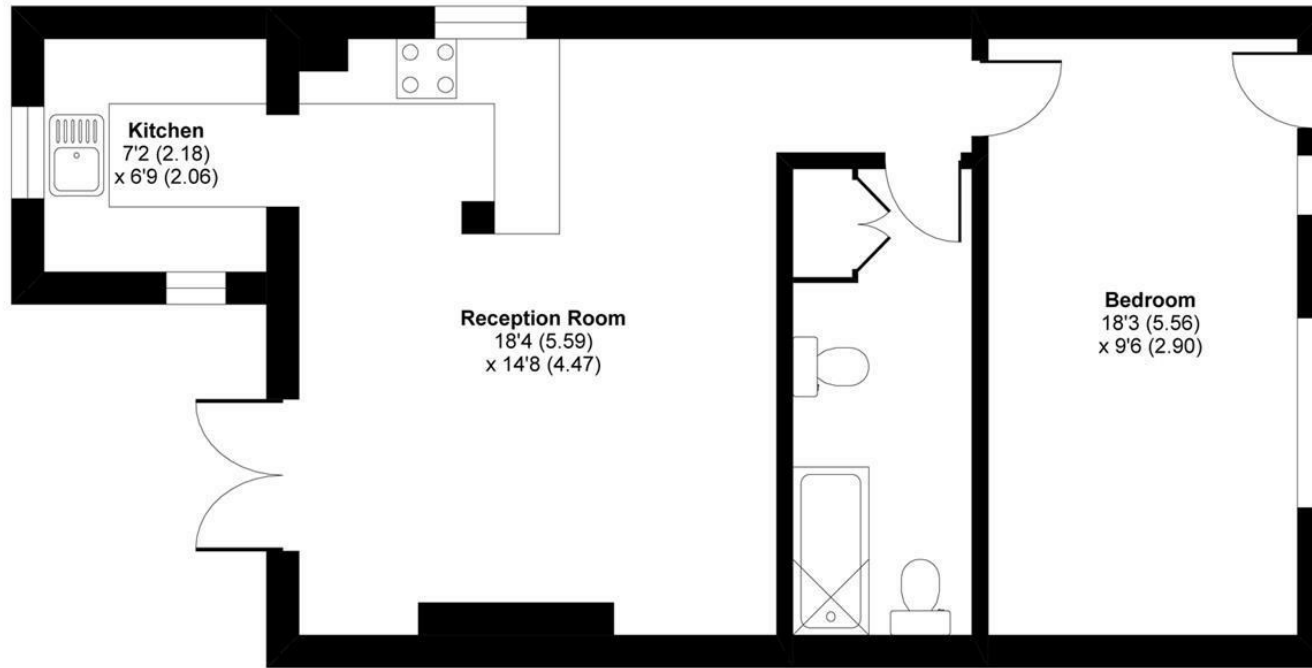
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Meridian Place, Clifton, Bristol, BS8

Approximate Area = 618 sq ft / 57.4 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for Hollis Morgan. REF: 654563

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>64</p>		<p>76</p>	
<p>England & Wales</p>		<p>England & Wales</p>	
<p>EU Directive 2002/91/EC</p>		<p>EU Directive 2002/91/EC</p>	

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