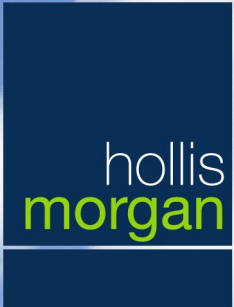


estate agents **auctioneers**



Flat 3, 52 St. Pauls Road, Clifton, Bristol BS8 1LP  
Guide Price £259,950

Hollis Morgan - Within short walks from Clifton Village & Whiteladies Rd, this spacious one bed flat is located on the first floor of this imposing Georgian property and also benefits from allocated parking. Chain Free

- Grade II Listed Period Building
- First Floor Flat
- Separate Kitchen
- Allocated Off Road Parking
- High Ceilings
- Fantastic Location
- Close To Clifton Village & Whiteladies Rd
- Chain Free

### The Property

A delightful first floor flat of typically Georgian proportions located within short walks of the vast array of amenities available in the nearby Clifton Village and on Whiteladies Road.

Internally the flat benefits from a number of period features such as high ceilings, lovely sash windows and feature fireplaces.

The living room is a large and very well lit space thanks to its impressive sash window which over looks the rear. Separate to this room is a modern kitchen with ample cupboard space, granite work tops and electric hob, oven & extractor.

Also overlooking the rear of the building the master bedroom is another generous room which too boasts a large period sash window and feature fireplace.

A fully tiled modern shower room completes the accommodation and offers a mains fed shower, basin and WC.

The property also benefits from an allocated off road parking space.

### 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 £1,000 pa

Council Tax Band: B

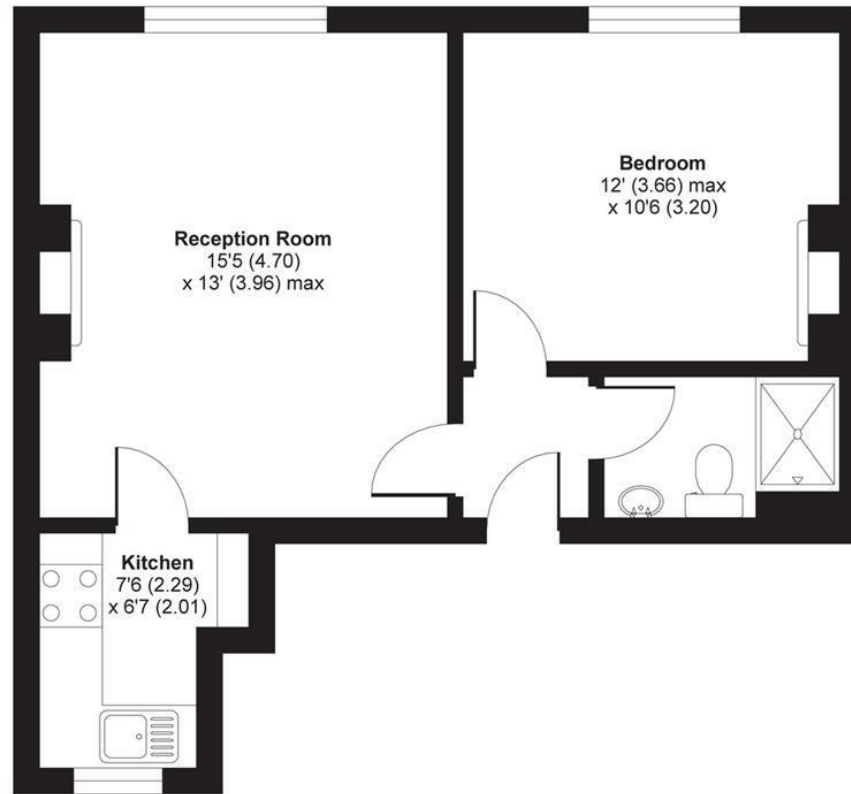
### Please Note

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.



# St. Pauls Road, Clifton, Bristol, BS8

APPROX. GROSS INTERNAL FLOOR AREA 441 SQ FT 41 SQ METRES



FLAT 3

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.

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

hollis  
morgan

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