

estate agents **auctioneers**

**hollis
morgan**



TFE, 23 Beaconsfield Road, Clifton, Bristol, BS8 2TS
Offers In Excess Of £299,950

Hollis Morgan - A spacious two double bedroom apartment located at the top of this fine period property on a quiet residential Clifton street. Well located to take advantage of the huge range of amenities found in the village, Whiteladies Road as well as being a stones throw from Durham Downs. Chain Free.

- Spacious Top Floor Apartment
- Two Generous Double Bedrooms
- Far Reaching Views
- Excellent Location
- Gas Central Heating
- Chain Free

The Property

This spacious split level apartment is located on the top floor of this handsome period property and provides two generous double bedrooms and plenty of living space.

Accessed via smart communal areas and then private staircase, the flat is spread over the entire top floor. The good sized living space is bright room due to a large double glazed dormer window with fine far reaching views and angled ceilings provide a cosy sitting area. The kitchen is separated from the living area and comprises timber wall and base units, stainless steel sink, gas hob, oven and plumbing for washing machine.

Both bedrooms are generous spaces with plenty of natural light and with period feature fireplaces. The bathroom completes the accommodation and provides a shower over bath, basin and low level WC.

In addition, the flat provides plenty of storage space in the eaves, roof space and storage cupboard off the hall.

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: £75pcm

Council Tax Band:

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.

COVID UPDATE

Following Government advice (04.01.21) the housing market will remain open during the new lockdown in England.

Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules.

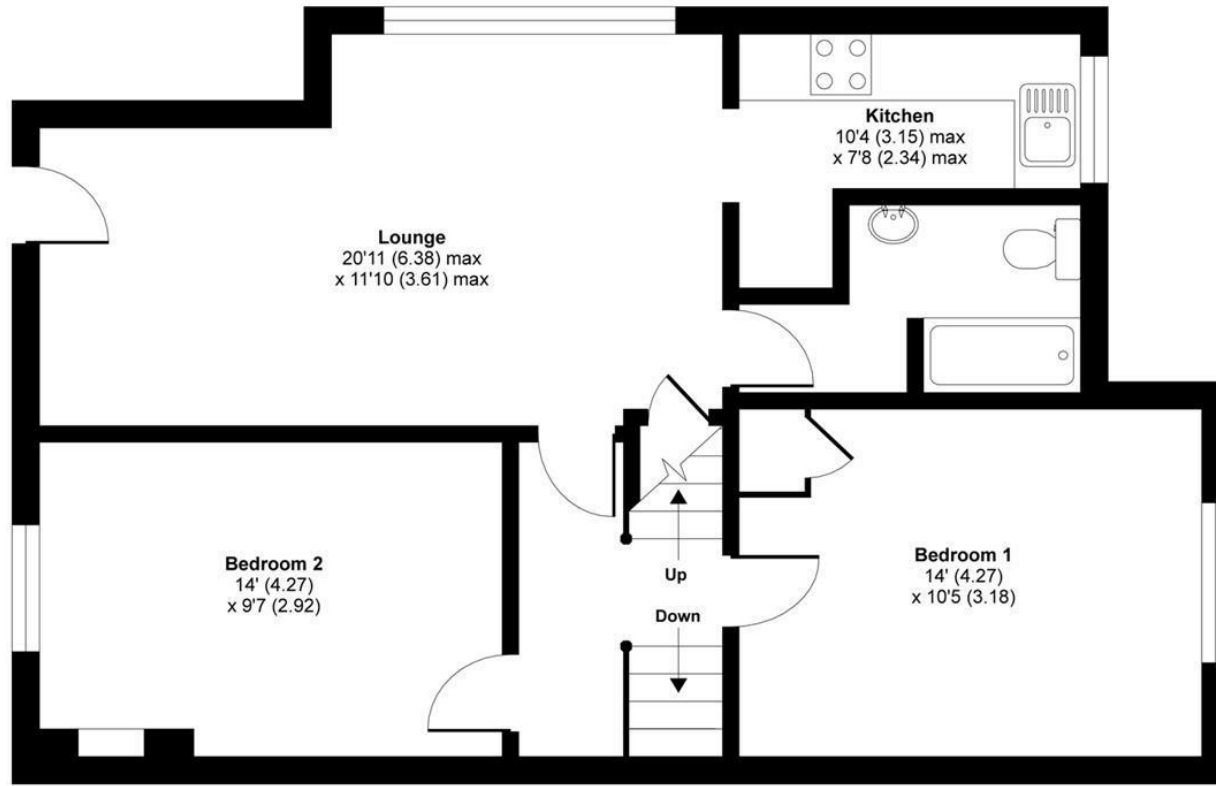
Please contact us should you have any questions.



Beaconsfield Road, Clifton, Bristol, BS8 2TS

Approximate Area = 697 sq ft / 64.8 sq m

For identification only - Not to scale



GROUND FLOOR



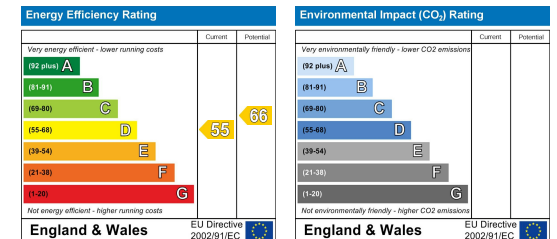
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checom 2021. Produced for Hollis Morgan. REF: 711920



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