estate agents auctioneers

hollis morgan

004 Royal Parade, 2-7 Elmdale Road, Clifton, Bristol, BS8 1SY

£235,000

Hollis Morgan - A bright, airy and practically appointed apartment positioned in a quiet modern conversion moments from Clifton Triangle. The property also benefits from a large open decked terrace area. Chain Free.

- Impressive Conversion
- Modern Fitted Kitchen
- Open Plan
- Decked Terrace
- No Onward Chain

Description
Royal Parade is a prestigious conversion from Dingles Department Store into stunning and individual apartments. The building is entered via a flight of steps which leads you into a impressive central atrium. No 004 offers generous accommodation which consists of an open plan lounge with direct access to decked area, kitchen with wall and base units, laminated work tops, stainless steel sink and mixer tap, integrated dishwasher, electric hob and oven. extractor over, tiled splash back and engineered wood floor. The bathroom comprises mains fed shower over bath, w/c, basin, heated towel rail and tiled floor and surrounds. Completing the accommodation is a double bedroom with fitted wardrobes.

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
Tenure: Leasehold Residue of 999 years

Management Charge: £167.00 per month

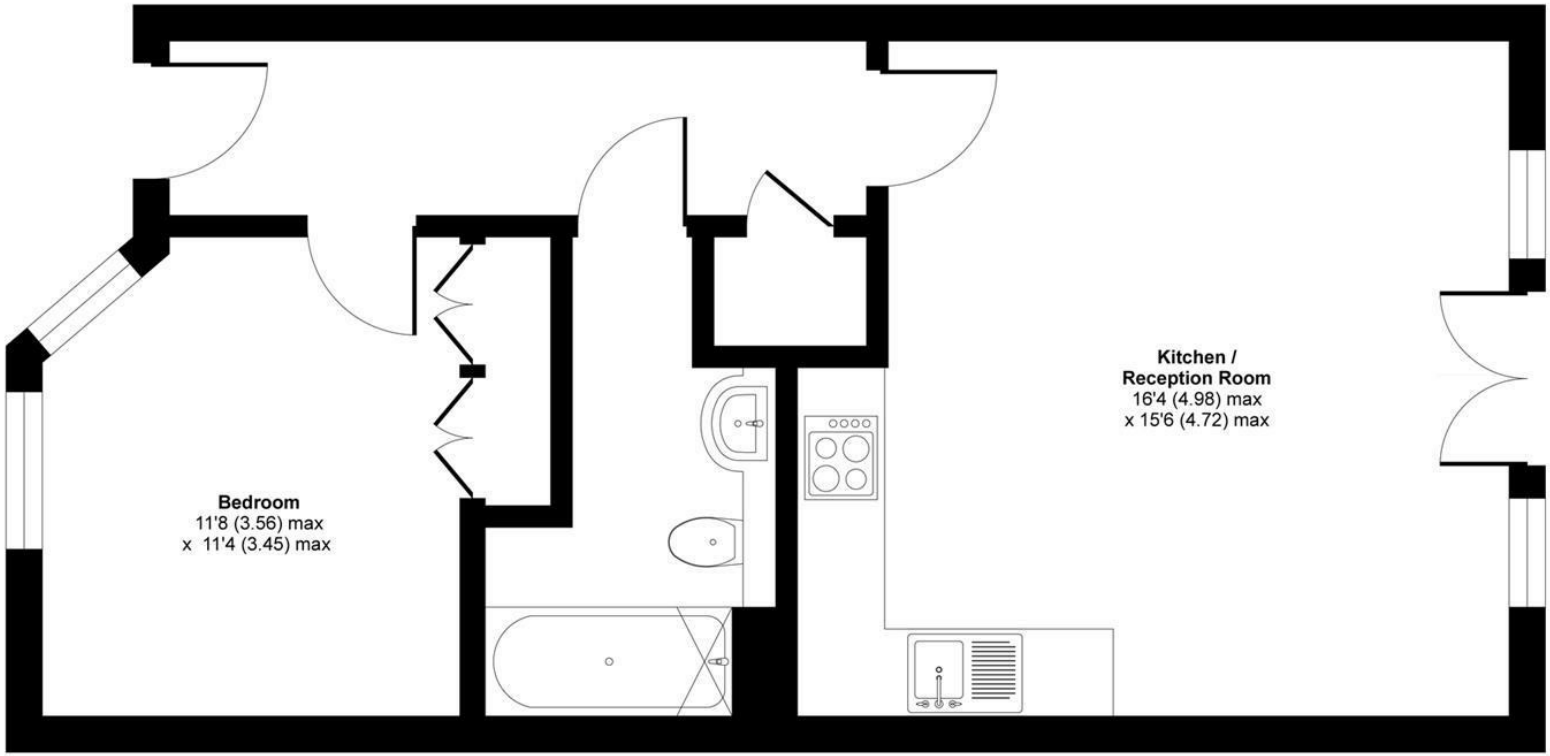
Ground Rent: £200.00 per annum

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.

Royal Parade, Elmdale Road, Tyndalls Park, Bristol, BS8

Approximate Area = 504 sq ft / 46.8 sq m

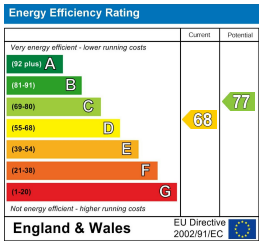
For identification only - Not to scale

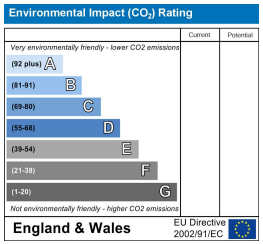


GROUND FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Hollis Morgan. REF: 621062





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