

estate agents, **auctioneers**

**hollis
morgan**



TFF, 14 West Mall, Clifton, Bristol, BS8 4BQ

£300,000

Hollis Morgan - A spacious two double bedroom top floor apartment set in a fine Grade II Listed Georgian Terrace.

Description

This apartment encompasses the top floor of an imposing Grade II listed period property situated on the iconic West Mall, in the heart of Clifton Village. Internally the apartment offers two double bedrooms, large living room, three piece bathroom suite and a fully fitted kitchen. The property benefits further from gas central heating, communal gardens and is offered to the market with no onward chain. Please note whilst the apartment has been well maintained over the years it now requires some basic cosmetic updating.

Location

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.

Hallway

Radiator and skylight.

Reception

16'9" x 13'11" (5.13 x 4.25)

Sash windows to front elevation, feature cast iron fireplace, storage cupboard and radiator.

Kitchen

11'1" x 8'4" (3.40 x 2.55)

Range of floor and wall units, oven and hob, washing machine, sash window, vinyl flooring, vinyl worktop surface, space for fridge freezer, radiator and combi boiler

Bedroom 1

15'7" x 9'1" (4.75 x 2.77)

Sash window to rear elevation, radiator and built in wardrobes.

Bedroom 2

12'6" x 8'4" (3.82 x 2.56)

Radiator and sash window.

Bathroom

Three piece suite with shower over bath, vinyl flooring, radiator and sash window.

Tenure/Management Information

Leasehold. Residue of 999 years remaining.

Monthly Managment Fee: £138

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.

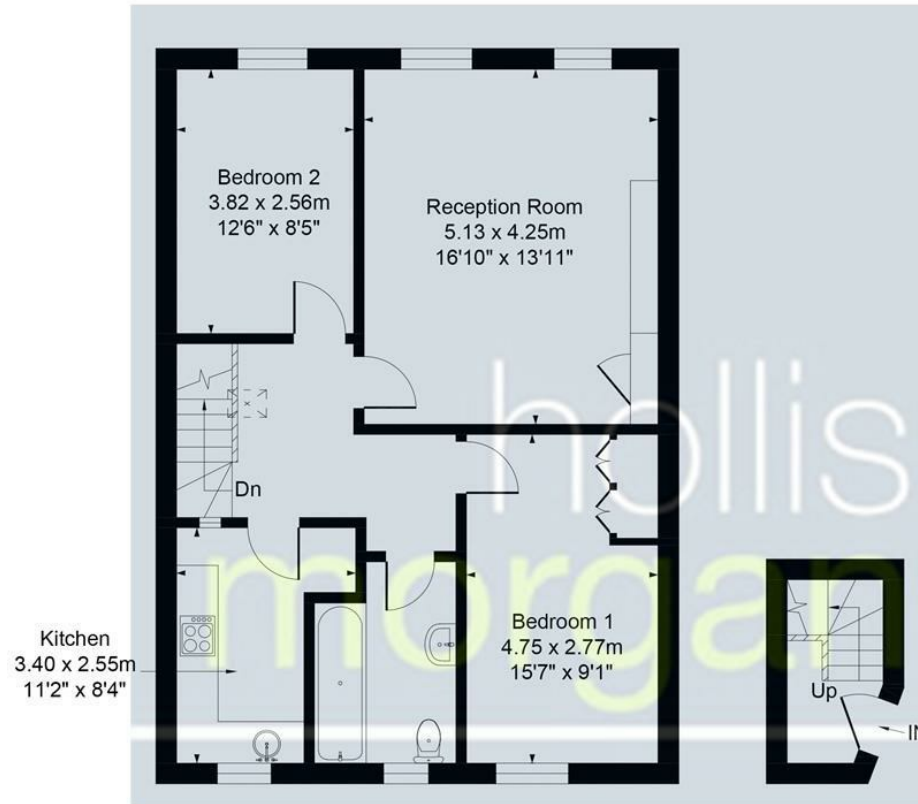


14 West Mall

APPROX. GROSS INTERNAL FLOOR AREA 788 SQ FT 73.24 SQ METRES

TOTAL APPROX. 751 SQ FT 69.80 SQ METRES

TOTAL APPROX. 37 SQ FT 3.44 SQ METRES



Illustrated for identification purposes only, measurements are approximate, not to scale.

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Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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

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