



Flat 2, Garden Court Alma Vale Road, Clifton, Bristol, BS8 2HT

£285,000

A characterful one bedroom garden apartment located on the ground floor on this uniquely designed and exclusive development ideally located to take advantage of a range of local amenities. The property would make a perfect first time purchase or a fine investment. Allocated parking, use of church gardens and Chain Free.

- Garden Apartment
- Ground Floor
- One Double Bedroom
- A Unique and Exclusive Development
- Fantastic Location
- Quiet Enjoyment of Church Garden
- Fine Outlooks
- Plenty Of Internal Storage
- Allocated Parking
- Chain Free

The Property

A characterful apartment set on the first floor of this Gothic style former church hall which was converted into a number of apartments in the late 80's.

The living space is located at the rear of the building and, via double doors, enjoys direct access to a private spacious courtyard garden as well as a pleasant outlook over the immaculately presented church gardens which residents of the block have quiet enjoyment of. Adjacent there is a separate kitchen which provides a good amount of cupboard and worktop space along with gas hob with extractor over and oven, a stainless steel sink, integrated dishwasher and plumbing for washing machine.

The bedroom is a good sized space and also has the added benefit of a large built in wardrobe / cupboard. Finally there is a bathroom which offers a mains fed shower over bath, basin, WC as well as a separate storage cupboard.

In addition there is another cupboard off the hallway and the residents of the building have quiet enjoyment and access to the church gardens as well as an allocated 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.

Please Note

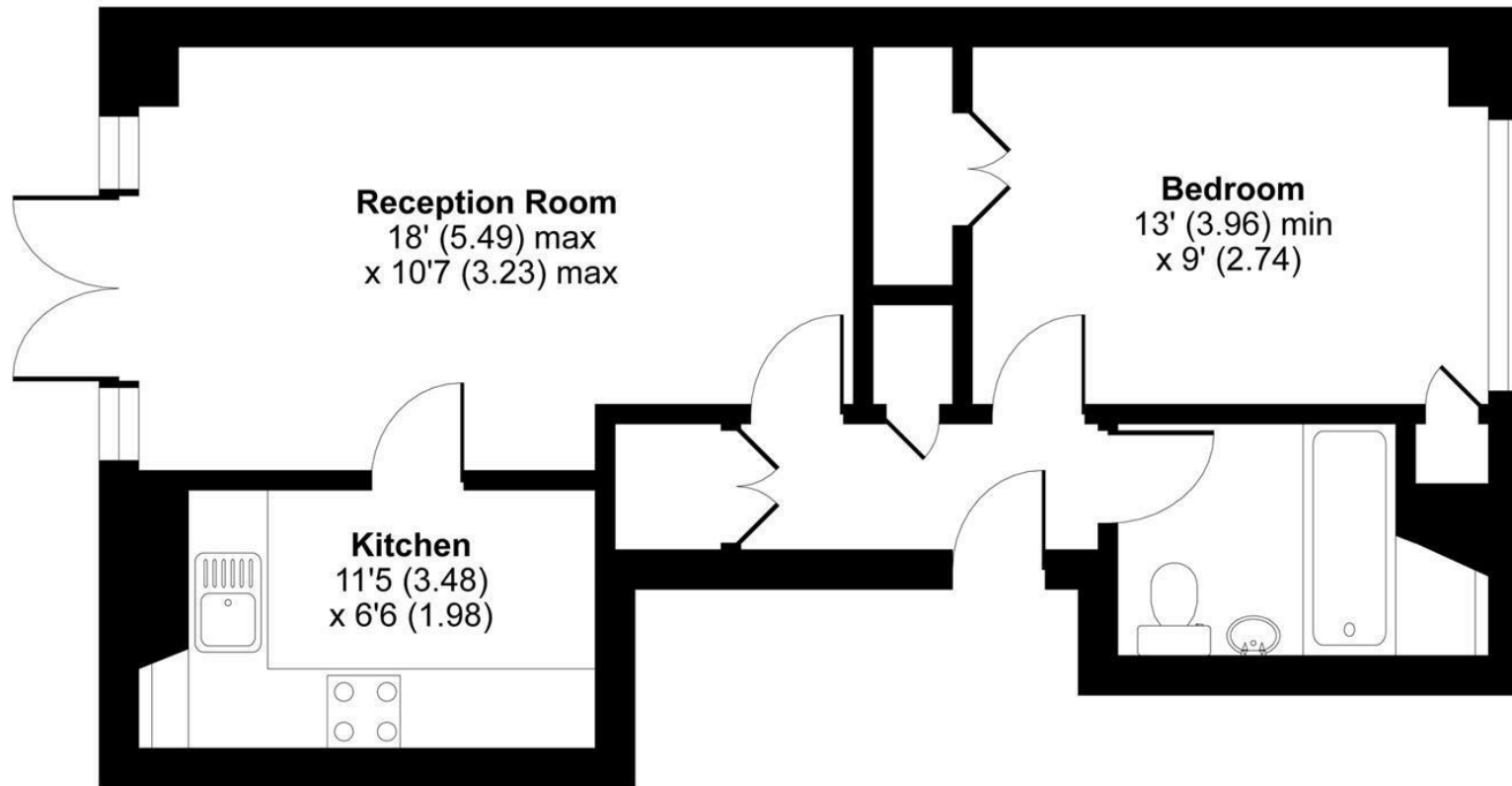
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.



Alma Vale Road, Bristol, BS8

Approximate Area = 513 sq ft / 47.6 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). © nichecom 2021. Produced for Hollis Morgan. REF: 762415



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

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	

hollis
morgan
