Hall Floor Flat, 29 Beaufort Road, Clifton, Bristol, BS8 2JX

£500,000

A superb hall floor period apartment situated in a sought after Clifton location with private garden.

- Superb Garden flat
- Well-proportioned rooms
- Grand features
- Two double bedrooms
- No onwards chain
- Period property
- Sought after Clifton location
- Moments from Whiteladies Road

**The Property**
This outstanding garden flat is situated along an idyllic and pleasant road within the sought after area of Clifton. Inside, the property emanates the finest examples of ornate period features including traditional covings, ceiling roses, shutter windows and grand high ceilings that represent the essence of this period mansion, which dates back to the Victorian era.

The property comprises a vast and spacious main reception room which is located at the front of the building, the space features a large bay window flooding the room with natural light creating a bright and airy feeling. Then leading through the property, there is a substantial dining area and fitted kitchen with wall and base units in neutral colour themes with distinctive Victorian tiled flooring. Just off from the kitchen is a handy utility room with access to a large private rear garden.

Accommodation in the property includes two double bedrooms, the principal room being notably larger and benefiting from a sizable bay window with delightful, green outlooks of the rear garden. Serving the two bedrooms is a three-piece family bathroom fitted with a shower over the bath.

Outside the property is a private and mature rear garden which captures the afternoon and evening sun with a north-westerly orientation.

**Location - Clifton**
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.

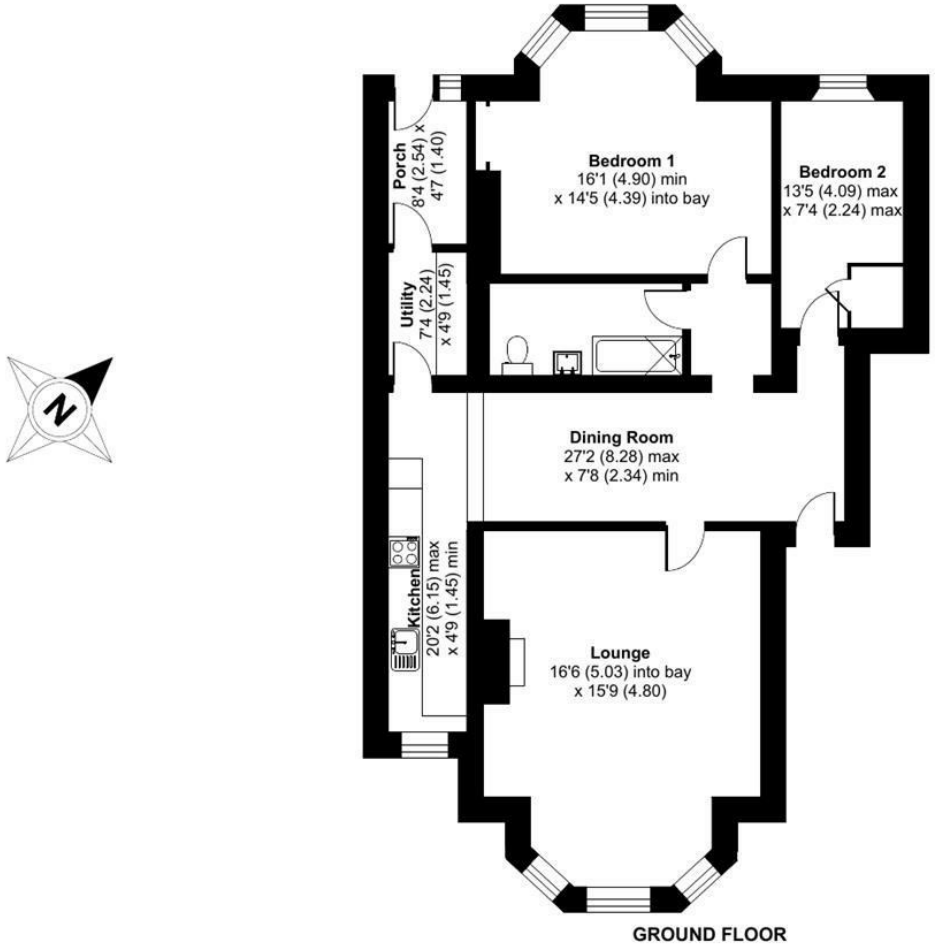
**Further Information**
Management Charge - £100 PCM
Ground Rent - Peppercorn Rate
Lease Years Remaining - 967
Tenure - Share of Freehold
Management Company - 29 BEAUFORT ROAD CLIFTON BRISTOL LIMITED (Run internally by the resident's)

**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.

# Beaufort Road, Clifton, Bristol, BS8

Approximate Area = 1150 sq ft / 106.8 sq m

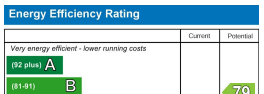
For identification only - Not to scale

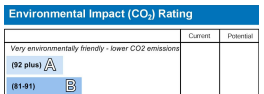



GROUND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hollis Morgan. REF: 1094336





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