



Hall Floor Flat, 37 Southleigh Road, Clifton, Bristol, BS8 2BQ

£275,000

Hollis Morgan - this well presented one bedroom flat offers an a superb Clifton location and spacious accommodation throughout and is close to all amenities.

- Grade II Listed
- Chain Free
- Prime Clifton Location
- Ideal for First Time Buyer
- Ideal for Investment
- Well Presented

### The Property

This one bedroom hall floor flat is situated in a grand Grade II Listed mid-terrace close to all over Clifton best amenities such as Whiteladies Road, Clifton Village, The Lido, The Durdham Downs and multiple bars, restaurants and cafes.

The property briefly comprises of a spacious living area to the front of the building which has a large original sash window which allows plenty of natural light. The kitchen is neatly positioned just off the living area and comes with white gloss wall and base units, marble style work tops, electric oven, gas hob and grey tiling throughout. The bedroom is situated at the back of the property and also enjoys plenty of natural light with the large bay window. It is a comfortable double with space for bedroom furniture and has a built in cupboard space. The hallway has a large built in storage cupboard and space for washing machine tucked away in a smart recess. Finally, the bathroom is fully equipped with a three piece suite with mains shower over bath, w/c and mixer tap hand basin.

### 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.

### Other Information

Tenure: Leasehold - remainder of 999 years since 1985

Management fees: £50 pcm

Management Company: Internally Management

Ground Rent: None

Council Tax Band: B

### Please Note

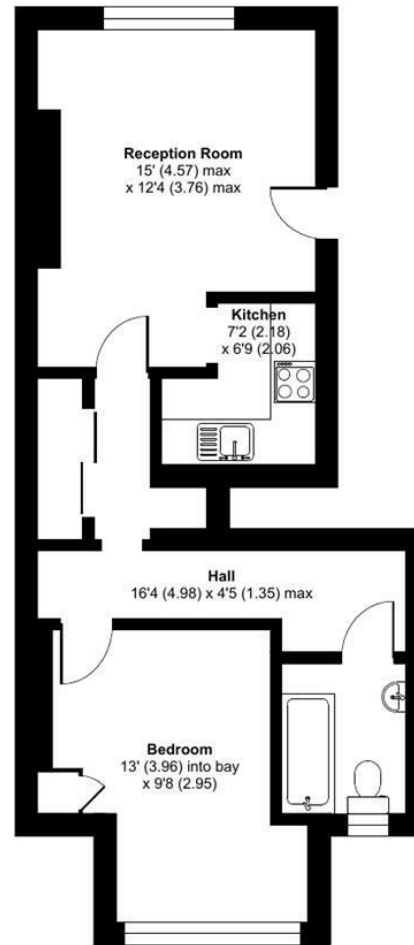
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Approximate Area = 487 sq ft / 45.2 sq m

For identification only - Not to scale



GROUND FLOOR



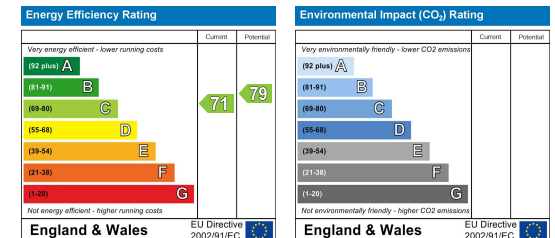
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2022. Produced for Hollis Morgan. REF: 842790



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