



Top Floor Flat, 67 Pembroke Road, Clifton, Bristol, BS8 3DW

£255,000

Hollis Morgan - A spacious, stylish and recently renovated one bedroom top floor flat conveniently located on one of Clifton's most prestigious roads and so within easy reach of a range of amenities nearby. Chain free.

- Top Floor Apartment
- One Large Double Bedroom
- Desirable Location
- Fine First Time Purchase
- Ideal Investment Property
- Recently Renovated
- New Timber Framed Double Glazed Windows
- Chain Free

The Property

A rare opportunity to acquire a generously proportioned and well presented property on one of Clifton's most desirable roads.

Sensibly converted, and stylishly finished throughout the property would make an ideal first time purchase or a fine additional to an investment portfolio.

The living room is a good sized space with feature fireplace and mantle piece as well as far reaching views.

The separate kitchen is sleek and modern and provides plenty of cupboard and work top space, a stainless steel sink and draining board, electric hob and oven with extractor over and an attractive arched sash window.

Finally there is a spacious bedroom, again with feature fireplace and good views as well as a well lit bathroom with mains fed shower over bath, basin and WC.

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

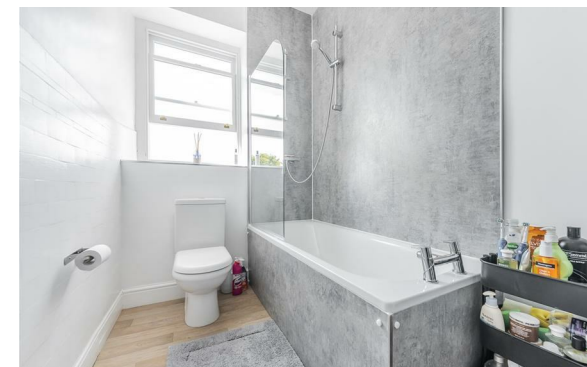
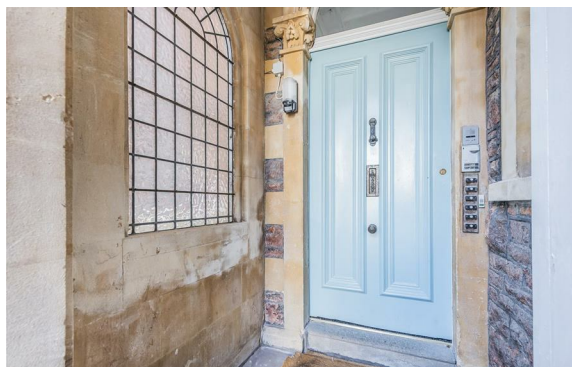
Leasehold. 999 year lease

Management Fee: TBC

Council Tax Band: B

Please Note

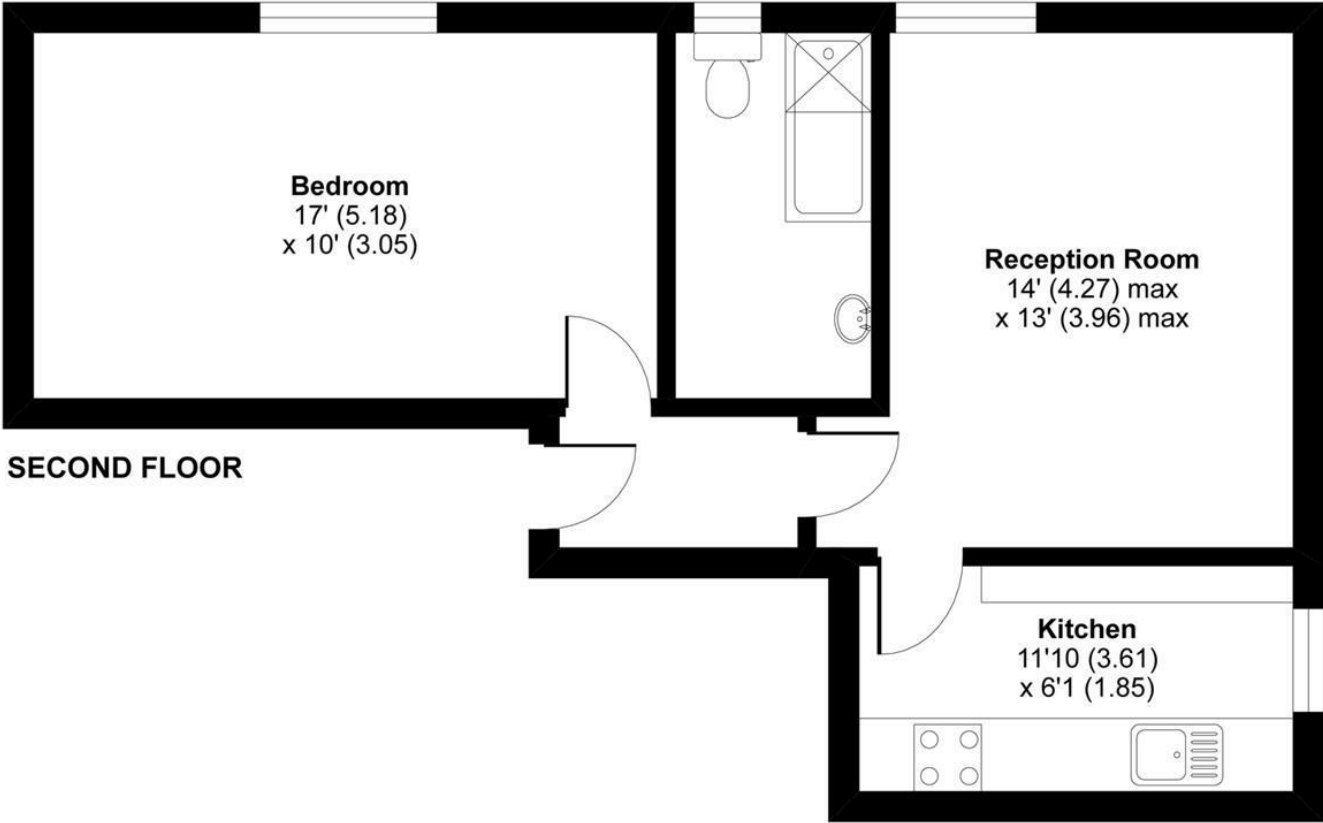
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.



Pembroke Road, Clifton, Bristol, BS8

Approximate Area = 503 sq ft / 46.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for Hollis Morgan. REF: 648882

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	79		64
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
		34	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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