

estate agents **auctioneers**

**hollis  
morgan**



Top Floor Flat, 114 Princess Victoria Street, Clifton, Bristol, BS8 4DB

£375,000

Hollis Morgan | A generously sized top floor two bedroom flat in prime Clifton Location

- Iconic location
- Top floor apartment
- 2 double bedrooms
- Chain free
- Perfect 1st time purchase or investment

### The Property

The property is bright and airy throughout and comprises a large kitchen, spacious living room, two double bedrooms and shower room.

The kitchen is fitted with a range of maple shaker style wall and base units, black work surfaces, electric oven, gas hob, extractor fan, stainless steel splashbacks and the floor has been laid with a beige vinyl.

The spacious and bright living room offers plenty of entertainment space and is decorated in a neutral palette with beige carpet and cream walls. A beautiful cast iron period fireplace with grey marble surround makes a lovely feature. The two sash windows offer a dual aspect on both Princess Victoria Street and Princes Buildings and the Avon Gorge Hotel.

Finally, the shower room is fitted with a large walk-in shower, WC, basin on pedestal, heated towel rail and grey laminate tile effect flooring.

### Location - Clifton Village

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.

### Other Information

Tenure: Leasehold  
Management Fee: £750 pa  
Management Company: Easton Bevins  
Ground rent: £25 pa  
Council Tax Band: B

### Please Note

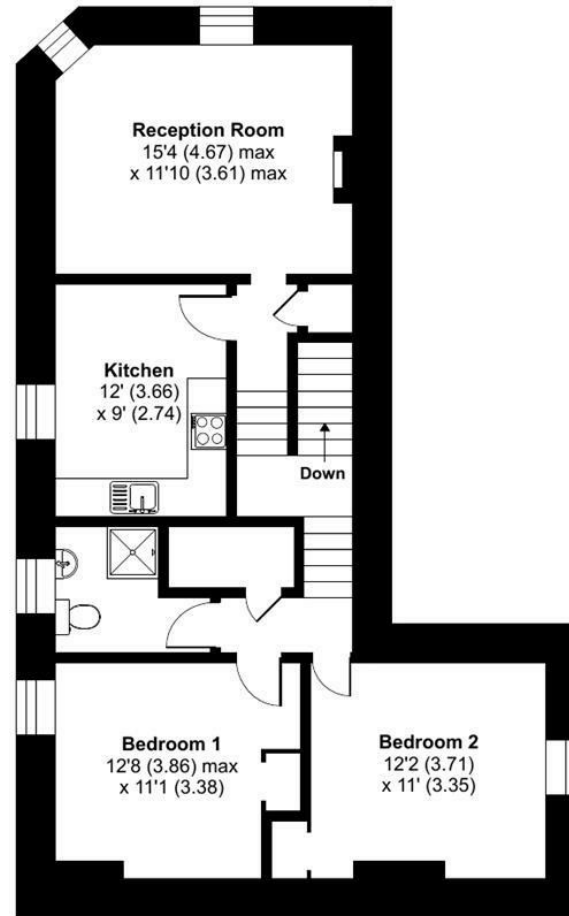
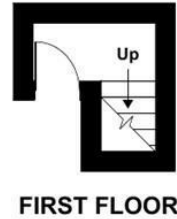
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# Princess Victoria Street, Clifton, Bristol, BS8

Approximate Area = 798 sq ft / 74.1 sq m

For identification only - Not to scale



SECOND FLOOR



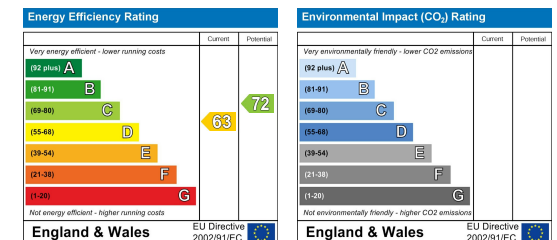
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