

estate agents **auctioneers**



Flat E, 9 Oakfield Road, Clifton, Bristol, BS8 2AJ

£450,000

Hollis Morgan - A spectacular 2 double bedroom period apartment (1000 Sq ft) with roof terrace & garage

- Bright And Spacious
- Two Double Bedrooms
- Large Private Roof Terrace
- Fine Victoria Mansion
- Impressive Outlooks
- Separate Kitchen
- Grade II Listed
- Garage
- Chain Free

The Property

This bright and spacious apartment occupies the 2nd floor of this fine Victoria mansion and comes complete with large private roof terrace and stunning views over the neighbouring roads.

The living room is located at the front of the building and looks out over the pretty and well maintained garden below as well as over equally impressive buildings that line the road. There is a separate kitchen close by which provides plenty of cupboard and worktop space, gas hob & electric oven with extractor over, dishwasher, washing machine, fridge freezer, stainless steel sink & draining board and tiled floor/surrounds. In addition, there is a door providing exclusive access to a large and sunny private roof terrace which makes the most ideal place to relax, dining al fresco and to enjoy the pleasing outlooks.

At the rear of the property there is a generous double bedroom again with fine views over the surrounding roads and toward Clifton College. There is a further double bedroom as well as a spacious bathroom with mains fed shower over bath, basin, WC and heated towel rail.

Externally there is a well maintained communal garden to the front as well as a single garage with access from the adjacent, Buckingham Vale.

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

Share of Freehold
Management Fee: £90.61 pcm

Council Tax Band: B

Please Note

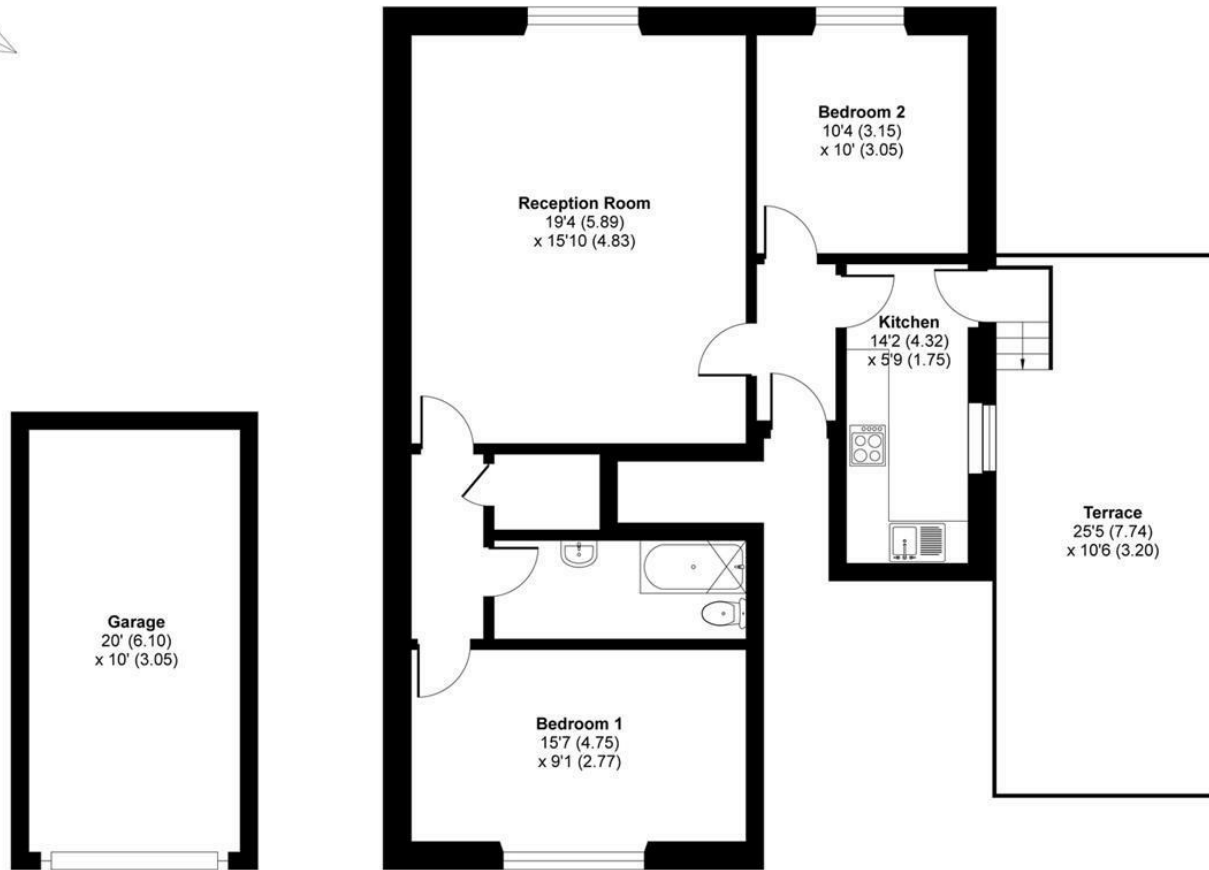
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Oakfield Road, Clifton, Bristol, BS8

Approximate Area = 1011 sq ft / 94 sq m (includes garage)

For identification only - Not to scale



SECOND FLOOR



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: 632251

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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

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