estate agents **auctioneers**

hollis morgan

8A Boyces Avenue, Clifton, Bristol, BS8 4AA

£270,000

Hollis Morgan - This spacious period one bedroom apartment is set in the heart of Clifton Village and benefits from being amongst a hugely desirable range of local amenities. Would make a superb first time purchase or investment.

- Perfect Clifton Village Location
- Victoria Square Garden on your door step
- Ideal First Time Buy
- Great for Investment
- Air BnB possible
- Bright and Airy

The Property
This well appointed and spacious one bedroom apartment is located in the heart of Clifton Village amongst arguably the best range of local independent shops and award winning cafes, bars and restaurants whilst the iconic Clifton Arcade is just on the other side of the road.

The large reception room benefits from plenty of original features such as large fireplace with marble mantle, cornicing and two full height westerly facing sash windows which provide fine views over the neighbouring roof tops and of the Village beyond
The kitchen is well equipped and provides plenty of storage and work space and the bedroom is not only generous in size and but also very bright and airy.

Location
Moments away from the Victorian Clifton Arcade and set amongst a diverse range of local independent retailers, restaurants and cafes, Boyces Avenue is well known and will remain an incredibly desirable location.

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.

Tenure & Management Info
Leasehold. 965 Years remaining
Management Fee: The management fee is on a Ad-Hoc basis paid yearly.

Please Note
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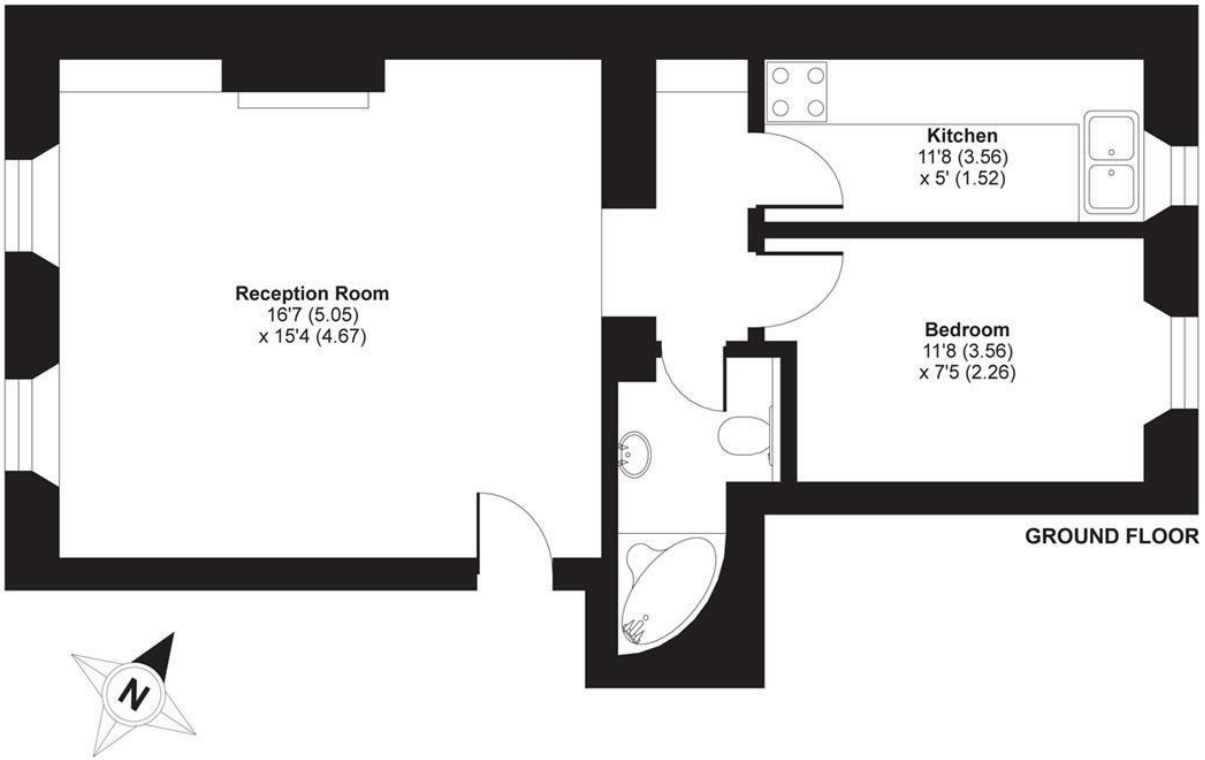
Boyces Avenue, Bristol, BS8

APPROX. GROSS INTERNAL FLOOR AREA 491 SQ FT 45.6 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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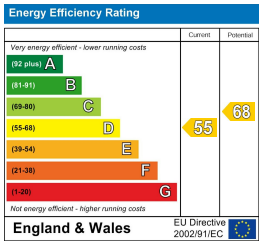

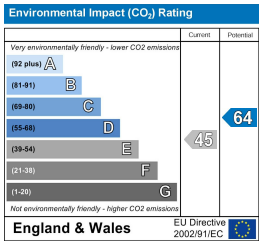

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