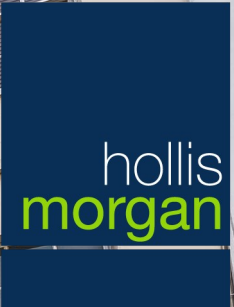


estate agents **auctioneers**



Flat C, 87 Park Street, Clifton, Bristol, BS1 5PJ
Offers In Excess Of £265,000

Hollis Morgan - A spacious top floor flat ideally located, opposite Bristol Uni and amongst a number of local amenities. No onward chain.

- Two Double Bedrooms
- Both Bedrooms With Ensuite
- Opposite Bristol Uni
- Local Amenities on The Doorstep
- Chain Free
- Ideal Investment / First Time Purchase
- Grade II Listed

The Property

Charming and spacious, this two double bedroom top floor flat provides a surprising amount of space throughout and benefits from fine views of the Wills Memorial Building to the front and distant countryside views above the neighbouring rooftops to the rear.

Benefiting from stripped timber flooring, vaulted ceilings and exposed steel work, this flat is full of character.

The spacious open plan kitchen / living space occupies the front of the property and benefits from period sash windows, timber wall and base units, stainless steel sink, gas hob with separate oven and grill along with an integrated fridge / freezer and dishwasher.

Both double bedrooms are generously proportioned and have the added benefit of each coming with their own ensuite which boasts large mains fed shower & cubicle, basin, WC and separate bath for the master.

Location

Park St is a vibrant and iconic part of the city which hosts an eclectic and diverse mix of boutique shops, cafes and restaurants between Clifton and the heart of the city and opposite Bristol University.

The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot's Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

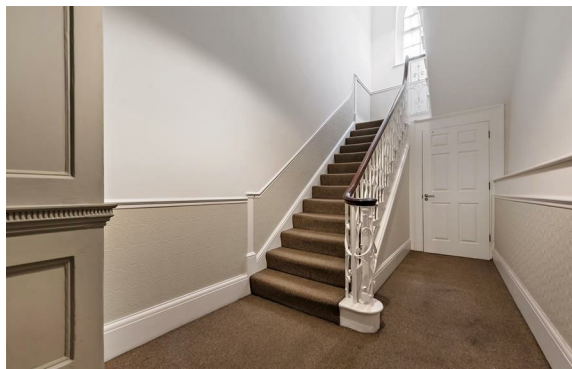
Tenure & Management Info

Please refer to agent.

Council tax: Band B

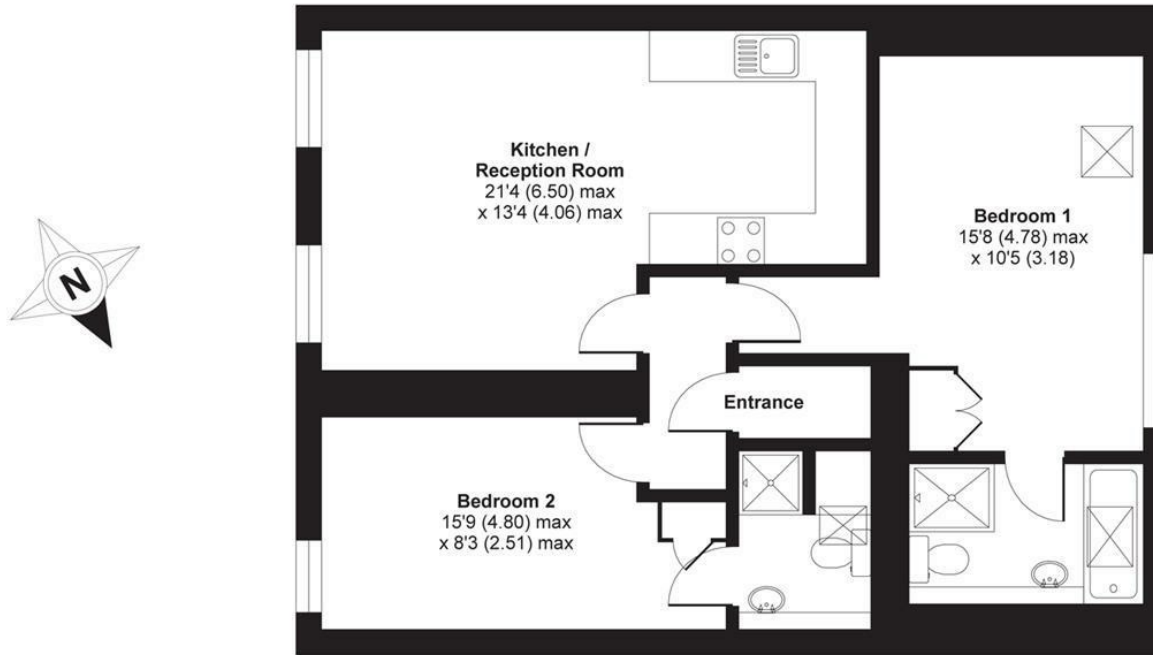
Please Note

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.



Park Street, Bristol, BS1

APPROX. GROSS INTERNAL FLOOR AREA 707 SQ FT 65.7 SQ METRES



THIRD FLOOR

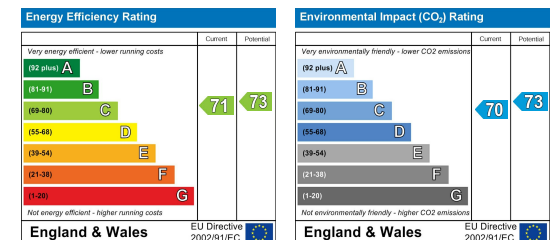
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring 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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