

estate agents **auctioneers**



**Flat 2, 25 Richmond Terrace, Clifton, Bristol, BS8 1AD**

**Offers In Excess Of £325,000**

A superb hall floor apartment with private access to communal gardens, situated along a classic Georgian terrace in Clifton.

- Fabulous interior
- Substantial reception room with large sash windows
- Functioning log burner
- Hall floor flat
- Period conversion
- Use of sought after and private communal gardens
- Immaculate condition
- The building has recently undergone £160,000 in renovations/refurbishment (All paid for and completed – Details provided on request)
- Desirable location

#### The Property

This wonderful flat occupies the entire hall floor of this well maintained Georgian terraced building. Richmond Terrace is situated in a very desirable Clifton location and surrounds the beautifully cared for private gardens providing access exclusively to its residents.

Upon entrance to the property, initially a hallway greets you and then flows in two separate directions. At the front of the property there is a superb reception room, featuring quintessential elements you would expect of the era, large sash windows, ornate covings, and grand tall ceilings. All with the bonus of a functioning log burner bringing a sense of cosiness to the room.

On the opposite side of the property, an attractive kitchen has been thoughtfully implemented. It consists of tiled flooring, wall and base units and solid wooden worktops. Integrated appliances include a washing machine and dishwasher as well as the oven/gas hob. A key feature of the kitchen is a large floor to ceiling original sash window flooding the space with natural light and pleasant views of the communal gardens.

Leading through the property accommodation provides a large principal bedroom with space for a king size bed and ample room for wardrobes, side tables and seating which can peer out of the sizeable windows and of the naturalistic greenery on offer. Adjacent to the bedroom is a bright and airy 3-piece bathroom with a shower over the bathtub.

Additional benefits of the property are two handy cupboards located within the hallway, perfect for extra storage.

Outside the property, accessed via a coded gate are the communal gardens which provide exclusive access for only the Richmond Terrace residents to enjoy. Within the gardens there are mature planters, flower beds, outdoor seating and even vegetable beds for growing various fruit and veg of your choosing.

- Please note: A fee is contributed towards the maintenance of this area via your monthly management charge.

#### Location - Clifton

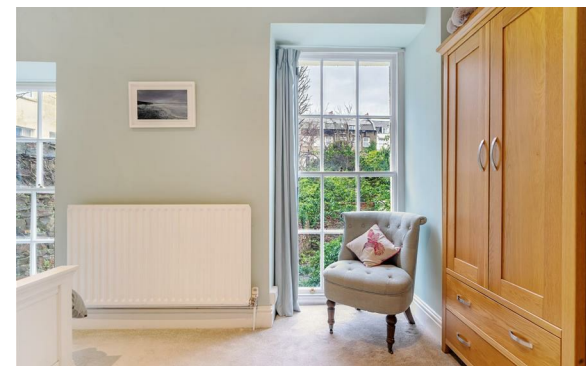
Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton 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.

#### Further Information

Management Fee - £195 PCM  
Management Company - BNS Property Services  
Lease Remaining - 968 Years  
Ground Rent - £50 Per Annum

#### Please Note

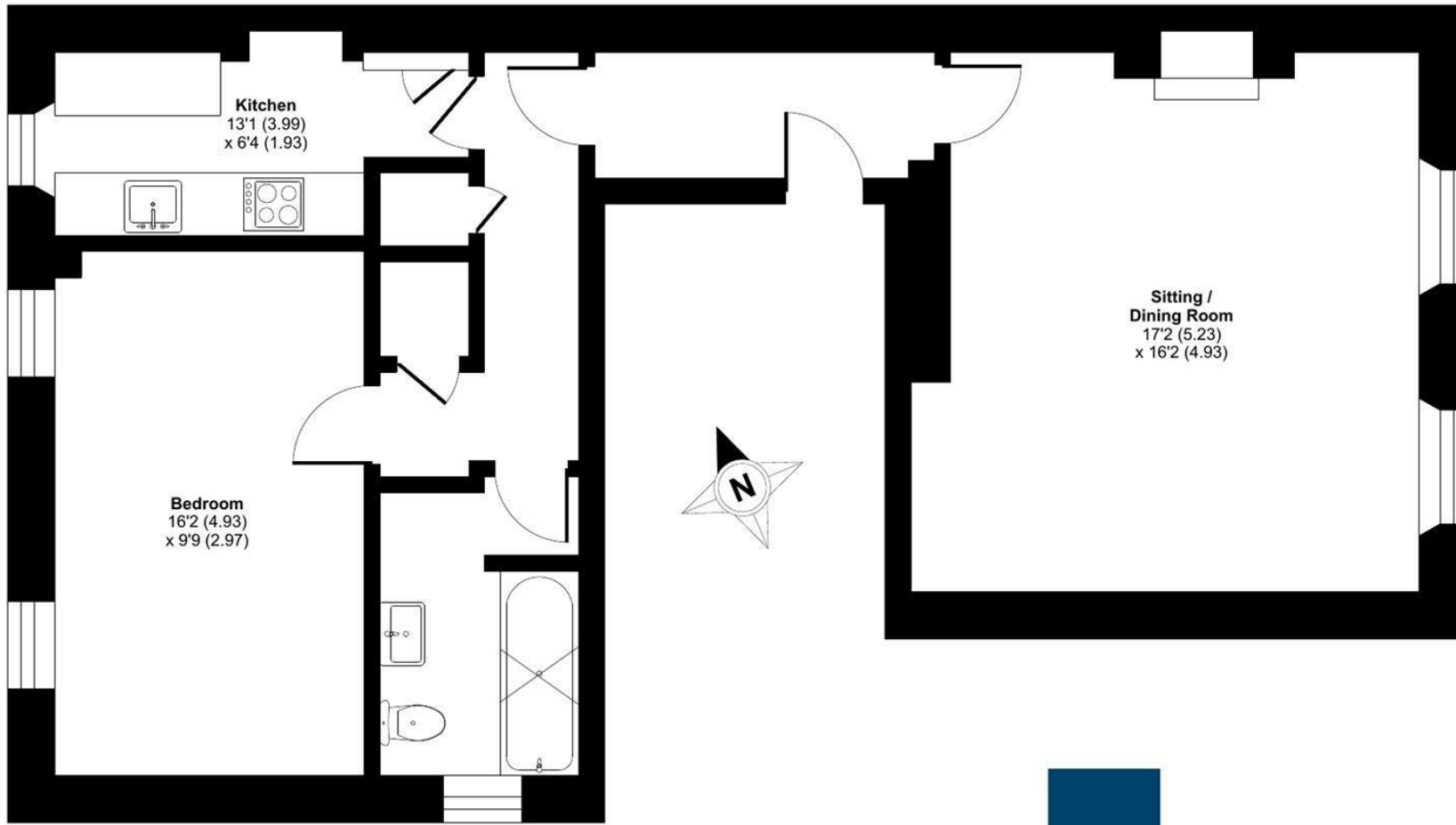
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# Richmond Terrace, Clifton, Bristol, BS8

Approximate Area = 705 sq ft / 65.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Hollis Morgan. REF: 1083418



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) | [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

Hollis Morgan Property Limited, registered in England, registered no 7275716  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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

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