estate agents auctioneers

hollis morgan

Courtyard Flat, 17 Meridian Place, Clifton, Bristol, BS8 1JG

£250,000

Hollis Morgan - A quirky lower ground floor apartment with the added benefit of private courtyards front and back as well as private entrance. The property is very conveniently located and within easy walking distance of Clifton Triangle and Clifton Village. Chain Free.

- Courtyard Flat
- One Double Bedroom
- Spacious Open Plan Living Space
- Private Entrance
- Fantastic Location
- Chain Free

The Property
A bright and spacious garden apartment conveniently located just short walks from all the amenities found nearby on and around the Clifton Triangle as well as in Clifton Village.

Well proportioned throughout, the property is accessed via the rear of the building via a private courtyard and private entrance.
The generous living room provides ample space for dining and sitting with French doors that lead out to the 2 tiered courtyard area.
The kitchen has been separated from the main living area but is still open creating a social space ideal for entertaining. The kitchen features integrated NEFF electric hob, extractor and oven. There is a separate 'utility area' with additional cupboard space and work surfaces, stainless steel sink and drainer as well as integrated dishwasher and washing machine.

At the front of the building a large double bedroom can be found with access to a further courtyard.
Finally there is a good sized bathroom which consists of a mains fed shower over the bath, basin, WC as well as large airing cupboard.

Externally there is a two tiered courtyard at the rear of the building and at the front, there is an additional courtyard with 2 x large under-croft storage vaults.

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
Leasehold.
Management Fee: Circa £1,800 per annum

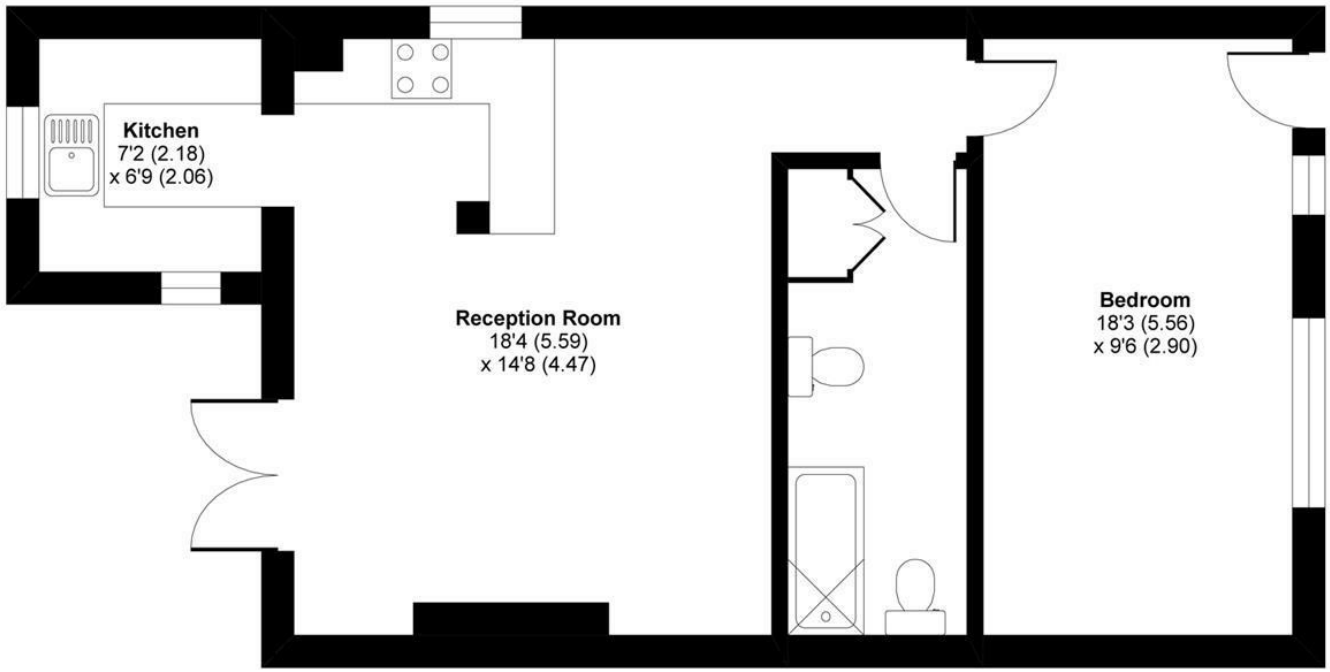
Council Tax Band: B

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.

Meridian Place, Cifton, Bristol, BS8

Approximate Area = 618 sq ft / 57.4 sq m

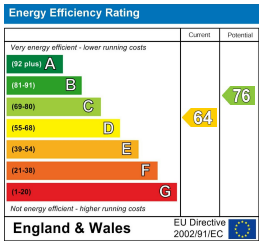
For identification only - Not to scale

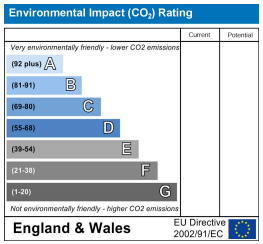


LOWER GROUND FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Hollis Morgan. REF: 654563





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