estate agents auctioneers

hollis morgan

3, Tempus Brighton Mews, Clifton, Bristol, BS8 2NW

£285,000

An extremely well located modern apartment with a balcony and communal terrace.

- Modern purpose built apartment
- High quality specifications
- Private balcony
- Whiteladies Road
- Open plan living
- Roof top terrace
- Lift access
- Prime Location

The Property
Located on the first floor within a modern purpose-built building is this extremely well-presented property which benefits from high quality finishes throughout and a practical open plan layout, situated in a very sought after location.

Upon entering the property, a hallway flows round to a spacious open plan kitchen/living area. A very stylish contemporary kitchen has been fitted, lined with white quartz worktops and is equipped with 'Smeg' appliances which includes an oven, induction hob, dishwasher, microwave, fridge/freezer. The room also offers space for a dining table and causal seating lounge arrangement.

On the opposite side of the property the accommodation provides a large double bedroom with built in wardrobes. Adjacent is a 3-piece bathroom which has been elegantly tiled and fitted with 'Roca' sanitaryware. There is a waterfall shower over the bath and a cupboard with LED lights surrounding.

A generous balcony with glass doors and floor to ceiling windows completes the property and providing additional outside space.
The building also boasts a large rooftop terrace that provides outdoor furniture & lighting, this is also located on the first floor.
New purpose-built developments are rare in this area and always prove to be very popular, we highly recommend viewing.

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.

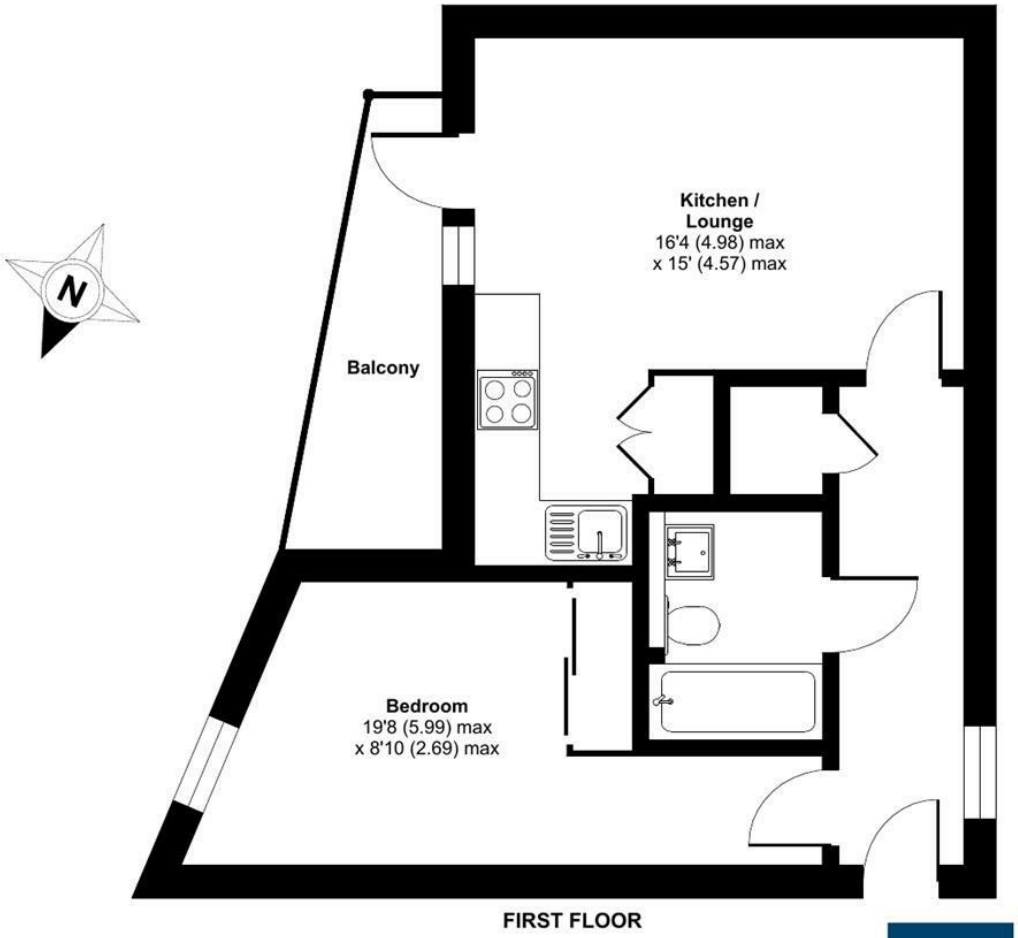
Further Information
Management Fee - £1034 biannually
Ground Rent - £150 pa
Lease years remaining - circa 993 years left

Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 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. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.

Brighton Mews, Bristol, BS8

Approximate Area = 442 sq ft / 41.1 sq m

For identification only - Not to scale



FIRST FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hollis Morgan. REF: 1077136

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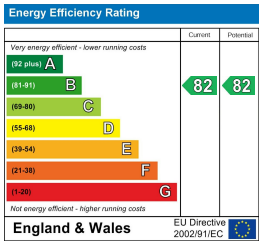

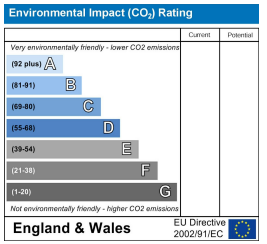

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