estate agents **auctioneers**

hollis morgan

67B Pembroke Road, Clifton, Bristol, BS8 3DW

£350,000

Hollis Morgan - This delightful two bedroom flat resides on the sought after Pembroke Road in Clifton. Offered chain free with a private terrace space to the rear.

- Chain Free
- Private Terrace Space
- Period Building
- Tastefully Renovated
- Ideal First Time Buy
- Ideal Investment
- Private Entrance

The Property
This tastefully refurbished two bedroom flat is located in a prime location in the heart of Clifton on Pembroke Road.
The property has double glazed windows throughout and briefly comprises its own private entrance which leads into the spacious lounge, kitchen and dining area.
The brand new kitchen includes: fully integrated fridge, freezer, washing machine, dishwasher, induction hob, electric oven and ample light grey wall and base units for storage.
Flooring through has have been insulated and finished with wood effect laminate.
The hallway leads through to the second bedroom on the left hand side which is of good size for a guest bedroom or office space.
Straight ahead is the bathroom which is complete with mains shower over bath, w/c, hand basin and brand new Vaillant combi boiler.
Bedroom one is off to the right of the hallway and is a good sized double bedroom with space for free standing furniture. This also provides access to the private west facing terrace, perfect for entertaining and al fresco dining.
There is an additional private space to the front of the property offering an east facing aspect to capture the morning sun.

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.

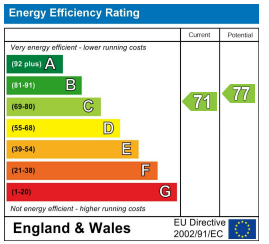
Other Information
Leasehold: 999 years from 2020
Management Fee: £80pcm
Management Company: Internally run by the flat owners
Ground Rent: Nil as free hold is owned by the management company
Council Tax Band: B

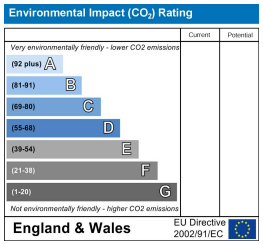
Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All 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.

APPROX. GROSS INTERNAL FLOOR AREA 605 SQ FT 56.23 SQ METRES

GROUND FLOOR

Illustrated for identification purposes only, measurements are approximate, not to scale.





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