Flat 2, 6 Eaton Crescent, Clifton, Bristol, BS8 2EJ

£270,000

Hollis Morgan - An immaculately presented one bedroom apartment located on the hall floor of this stunning period mansion house. The flat is flooded with natural light, is well looked after and comes with the added benefit of private residents gardens.

- Hall Floor Flat
- Beautifully Presented
- Separate Kitchen
- Residents Garden
- Lots Of Natural Light
- Period Features
- Quiet Clifton location
- Within Easy Walking Distance of Local Amenites

The Property
The living room is located at the front of the building and takes full advantage of impressively high ceilings as well as a stunning full height sash bay window which allows for huge amounts of natural light to fill the immaculately presented room.

A separate kitchen boasts ample cupboard and worktop space, electric hob, oven and extractor and integrated fridge freezer.
The bedroom is equally as bright and well presented and provides plenty of floor space for a range of bedroom furniture.

Finally there is a fully tiled modern bathroom complete with mains fed shower over bath, basin, WC and heated towel rail.

Externally, the residents of the building have use of a very well maintained locked garden.

Location
Eaton Crescent is a popular, pretty and peaceful residential crescent lined with large period mansions on one side and a residents private green leafy oasis on the other.

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. Residue of 999 years
Management Fee: £1,728 per annum + garden maintenance £230 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.

Eaton Crescent, Bristol, BS8

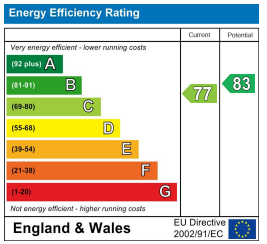
Approximate Area = 530 sq ft / 49.2 sq m

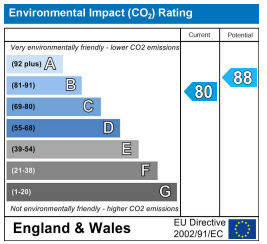
For identification only - Not to scale

GROUND FLOOR

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: 628388





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