

estate agents **auctioneers**

**hollis
morgan**

2, 12 Gloucester Street, Clifton, Bristol, BS8 4JF

£235,000

Hollis Morgan - A beautifully presented and well proportioned one double bedroom hall floor flat in the very heart of Clifton Village.

- In The Heart of Clifton Village
- Beautifully Presented
- Large Bedroom
- Hall Floor
- Grade II Listed
- Separate Kitchen

The Property

Occupying the end of this pretty period terrace, this charming one bedroom hall floor flat is tucked down a quiet cobbled street in the heart of Clifton Village.

Well located to take advantage of the huge array of local amenities the property is perfectly suited to first time buyers or investors alike.

Internally, the property has been beautifully presented and the living room benefits from high ceilings and a large sash window which provides a private view to the rear.

The bedroom is generously proportioned and offers built in wardrobes as well as original working shutters.

The modern kitchen provides plenty of storage space in a range of fitted white gloss wall and base units stylishly finished with quartz effect work tops and tiled surrounds.

In addition an integrated fridge, dishwasher, electric hob & oven with extractor over are also included.

Location

Gloucester St is nestled in the heart of Clifton Village and boasts a diverse and eclectic range of amenities on the door step ranging from boutique shops to bars, cafes and high end restaurants.

Clifton Village is one of the most unique and sought after locations in the City. From its very early days as a Spa destination to the later Georgian and Victorian influences Clifton offers charm at every turn from the fine sweep of Royal York Crescent to the grandeur of Victoria Square. At its heart lies the picturesque "Village" offering an eclectic range of independent shops, boutiques, cafes, bars and restaurants including Cote, The Ivy and the Avon Gorge Hotel. 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.

Tenure & Management Info

Tenure: Leasehold residue of 999 years

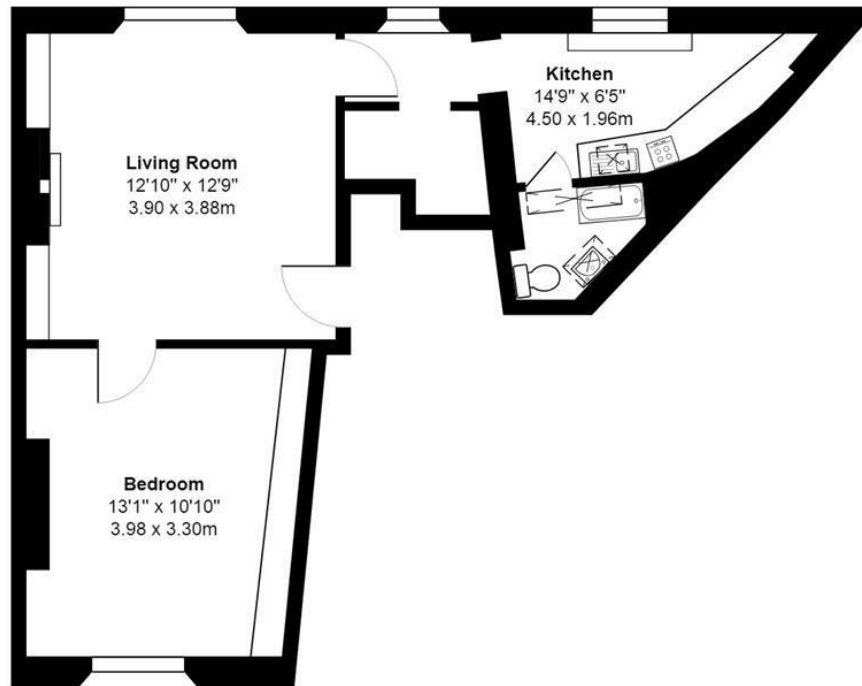
Management Fee: £149 pcm

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.



12 Gloucester Street, Clifton, BRISTOL



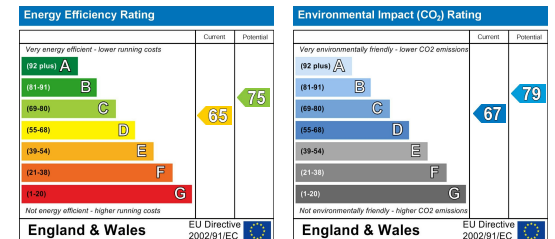
Total Area: 466 ft² ... 43.3 m²

All measurements are approximate and for display purposes only

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