estate agents auctioneers

hollis morgan

Top Floor Flat, 7 Worcester Terrace, Clifton, Bristol, BS8 3JW

£435,000

Located on one of Clifton's most prestigious terraces, this stunning top floor apartment has been beautifully and thoughtfully renovated over the recent months. Both bedrooms are sensible doubles and the property further benefits from immaculate communal hall ways, fine outlooks and access of a meticulously maintained communal residents garden.

- Exceptional Period Terrace
- Grade II* Listed
- Two Double Bedrooms
- Top Floor Flat
- Recently Renovated
- Superb Location
- Gas Central Heating
- Stunning Communal Gardens
- Chain Free

The Property
This spacious two 2 double bedroom apartment occupies the top floor of this impressive Grade II* Listed Georgian style Regency terrace with impressive views out over the beautiful residents garden below and Clifton College beyond.
The property has undergone vast internal improvements over the recent months by the current owners and a beautiful home has been created as a result.

Enjoying an enviable location, the attractive terrace is peacefully tucked out the way yet within convenient proximity to Clifton Village, Clifton College as well as Whiteladies Road, Park St and the green open space of The Downs.

Via stunning communal hallways and an impressive staircase, the flat then accessed by a further, private staircase which, along with the landing is bathed in light thanks to a large skylight.
A generous and bright reception room is sat at the front of the building looking out toward the college and features two period sash windows and gas fire with impressive mantle and surround.
The kitchen boasts a range of smart handle-less wall and base units as well as a number of high spec integrated AEG appliances including gas hob, oven, extractor hood, dishwasher and fridge freezer as well as separate utility cupboard.

The shower room is fully tiled and offers a large walk in, mains fed shower cubicle, basin, low level WC and heated towel rail.

Both bedroom are sensible double rooms with plenty of floorspace for a complete range of bedroom furniture.
Finally, there are a number of useful storage cupboards off the landing.

Outside, residents have access to extensive communal gardens which are immaculately looked after and very well maintained.

Location
Worcester Terrace is a quintessential period Clifton terrace showcasing beautiful architecture which have been superbly well looked after buildings, with private residents gardens running spanning the entire length of the road.

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.

Other Information
Leasehold. Residue of 999 years
Management Fee: £150 pcm

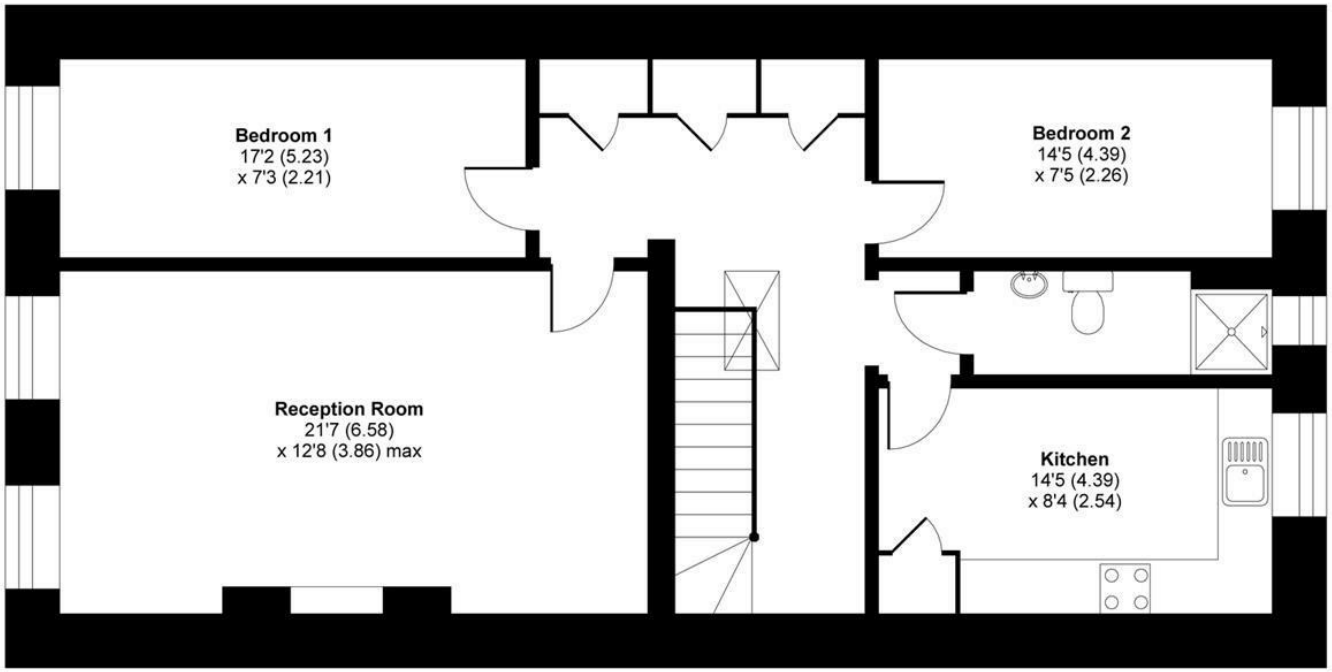
Council Tax Band: D

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.

Worcester Terrace, Clifton, Bristol, BS8

Approximate Area = 915 sq ft / 85 sq m

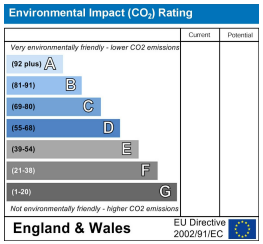
For identification only - Not to scale



THIRD FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hollis Morgan. REF: 772446



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

hollis
morgan