

estate agents **auctioneers**



TTF, 3 York Place, Clifton, Bristol BS8 1AH  
£499,950

0117 633 6666  
hollis  
morgan  
for sale

A light and airy three bedroom/ two bathroom apartment set in a fine Georgian building. No Onward Chain.

- Top Floor Maisonette
- Period Conversion
- Full Width Lounge
- Seperate Kitchen
- Two Bathrooms
- Gas Central Heating
- No Onward Chain

### The Property

Offering spacious 1100 sq ft accommodation this well presented apartment occupies the upper levels of an attractive grade II listed terrace, access is provided via communal hallway which leads into an impressive full width lounge with multiple sash windows. The kitchen is modern fitted with laminated work surfaces, tiled splash backs and matching wall/base units. A integrated dishwasher and full height fridge/freezer is also provided not to mention a free standing gas cooker with overhead extractor fan. A gas combination boiler is also present. Also situated on this level is a separate bathroom/utility area complete with W.C and basin.

The top floor of the property consists of a cleverly constructed mezzanine which is situated on the central stair, the three bedrooms are all well proportioned with No1 & 2 comfortable double rooms. Completing the accommodation is a three piece bathroom suite with mains fed shower over bath, W.C and wash basin.

### Location

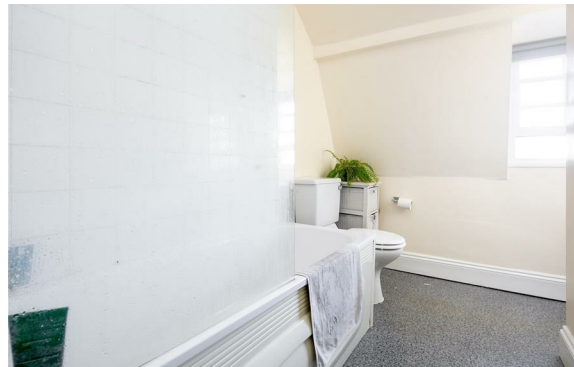
Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton 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.

### Please Note

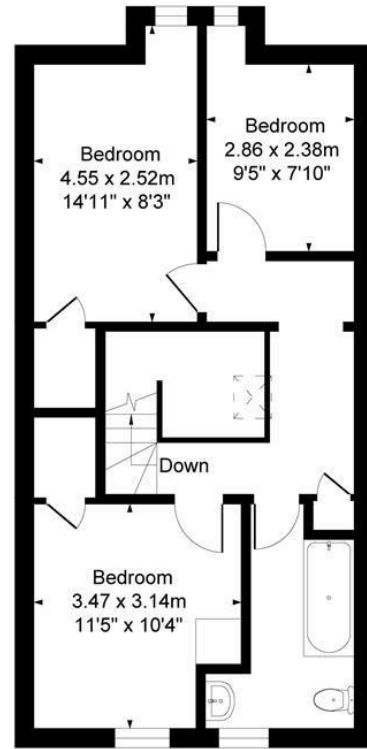
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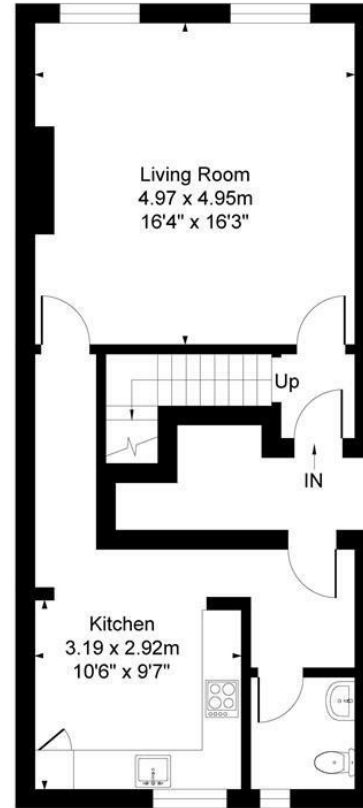
**APPROX. GROSS INTERNAL FLOOR AREA 1108 SQ FT 102.95 SQ METRES**

TOTAL APPROX. 557 SQ FT 51.76 SQ METRES

TOTAL APPROX. 551 SQ FT 51.19 SQ METRES



FIRST FLOOR



GROUND FLOOR



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

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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