

estate agents **auctioneers**



56 Frederick Place, Clifton, Bristol, BS8 1AS

£285,000

A charming period hall floor apartment located moments from Clifton Triangle.

- No Chain
- Ground Floor Flat
- Offers Potential
- Bright Rooms
- Local Amenities Nearby
- Clifton Triangle Location
- Great Transport Links

#### The Property

This one-bedroom flat is situated just a short walk from Whiteladies Road & the Clifton Triangle. It offers vast potential to improve and potentially reconfigure the current layout.

The Flat is located on the ground floor of an attractive period building along the terraces of Frederick Place.

As you enter the property you are welcomed by the entrance hallway which leads to the reception room positioned at the front of the building. The room features a large shutter window, allowing bounds of light within and benefits from high ceilings.

Set further back from the living space is a sizable bedroom currently in use with a king size bed & includes built in wardrobes with additional cupboards space above.

At the rear of the property, you have the kitchen fitted with base unit storage, built in fridge/freezer, oven and gas hob. In the Adjacent room is a 3-piece bathroom with a shower over the bath and tiled throughout.

This flat presents a fantastic opportunity to first-time buyer or investors alike, it hosts the possibility to refurbish certain rooms and modify the layout to enhance the kitchen size, we highly recommend viewing.

#### 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.

#### Further Information

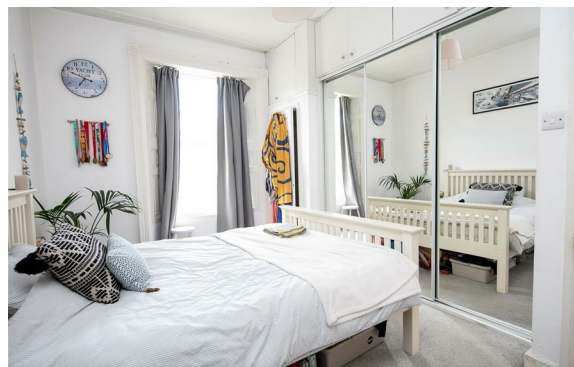
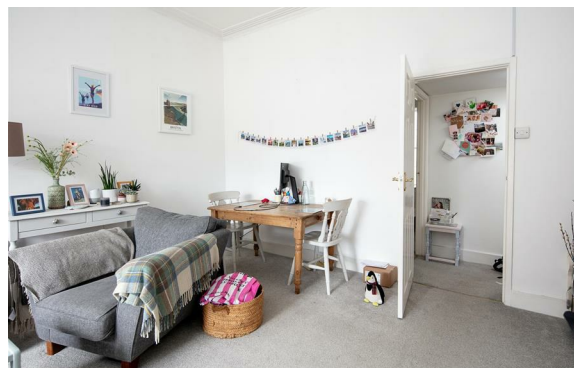
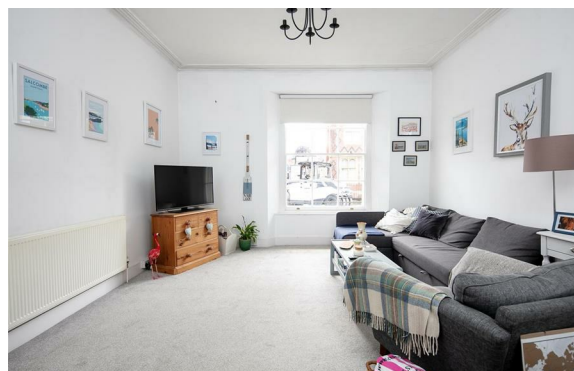
Leasehold - circa 960 Years Remaining

Management Fee - £100

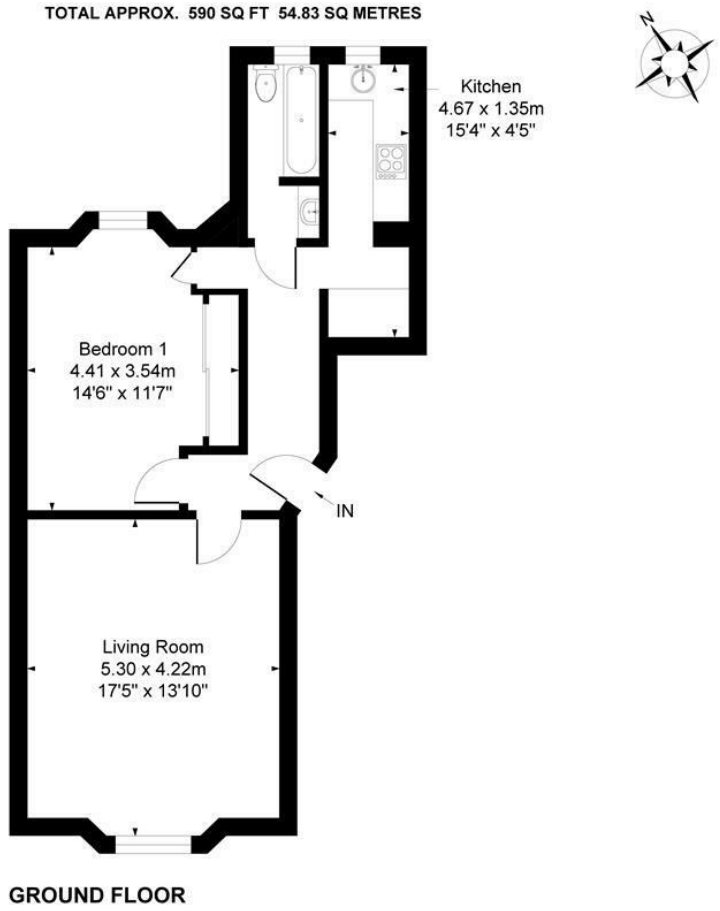
Council Tax - B

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**APPROX. GROSS INTERNAL FLOOR AREA 584 SQ FT 54.21 SQ METRES**



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	
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
	69	78	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
	EU Directive 2002/91/EC		EU Directive 2002/91/EC

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