

estate agents **auctioneers**

**hollis
morgan**

First Floor Flat, 1 St. Edwards Road, Cliftonwood, Bristol, BS8 4TS
Guide Price £375,000



Hollis Morgan - A stunning double bay fronted Victorian first floor apartment which has undergone complete renovation, cleverly blending classic period features with modern touches.

- Two Double Bedrooms
- First Floor Apartment
- Private Entrance
- Victorian Conversion
- Gas Central Heating
- Renovated throughout
- Fine Views
- Private Loft Space
- Residents Parking

Description

Access is gained via the rear of property with private entrance, a grand and spacious open plan kitchen/lounge/diner is located at the front of the property which benefits from a large sash bay window which provides elevated views. The kitchen area is modern fitted with oak worksurfaces, breakfast bar, tiled splashbacks and high quality integrated appliances, which include Bosch oven and gas hob, Bosch dishwasher, fridge freezer and washing machine.

A light filled hallway cleverly separates the accommodation, a private loft can be accessed via this area.

The family sized bathroom consists of period fireplace, Amtico flooring, floating vanity unit with matching W.C., freestanding bath, heated towel rail, double width shower with fixed screen and tiled marble surround.

Both bedrooms are generous double rooms with the master prospering from bespoke wardrobes and large sash bay window.

For a full list of renovation works, please refer to agent.

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.

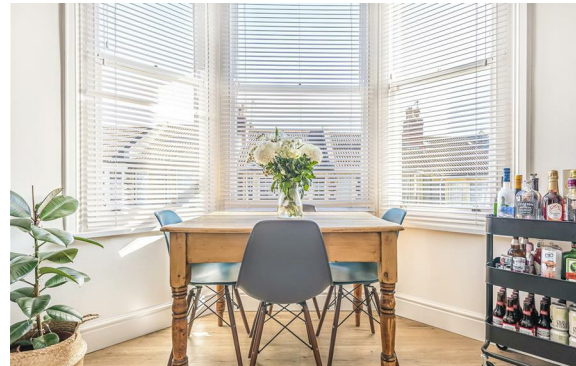
Other Information

Leasehold, Residue of 999 years.

Please Note

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.

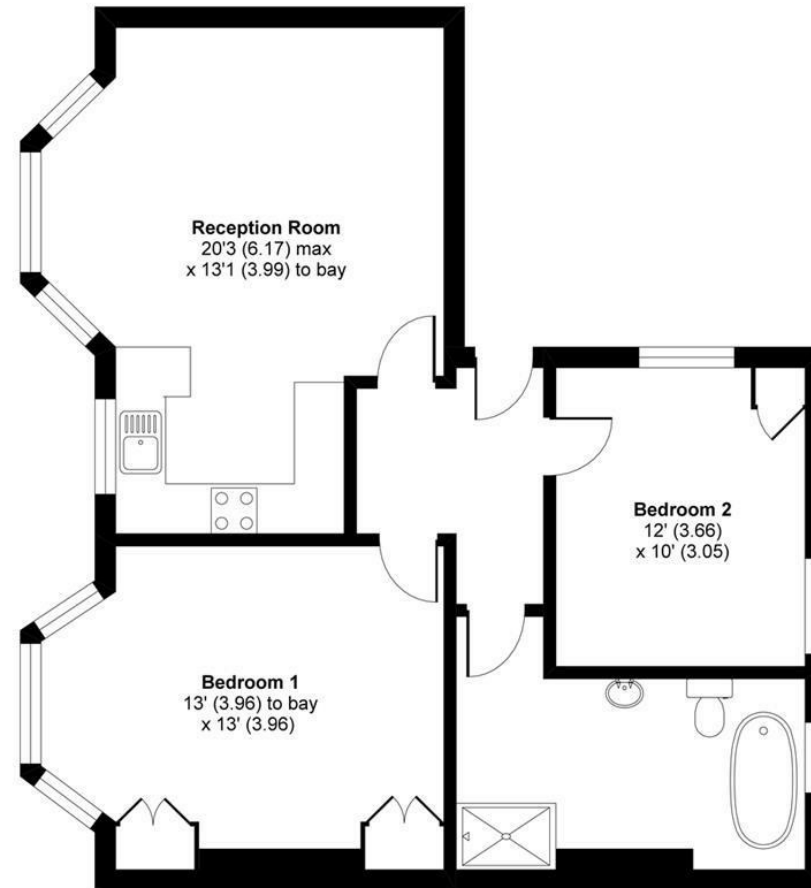
We are required under the Estate Agents Act 1979, and the Provision of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is a "Connected Person" as defined by that act.



St. Edwards Road, Bristol, BS8

Approximate Area = 783 sq ft / 74.2 sq m

For identification only - Not to scale



GROUND FLOOR

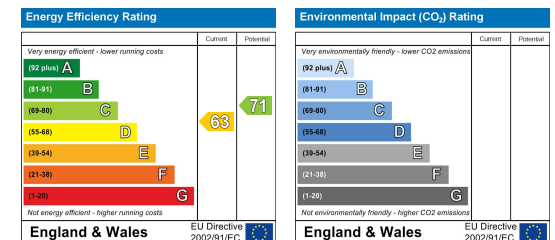


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for Hollis Morgan. REF: 605424

e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: 0117 973 65 65

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ



hollis
morgan
