


**Ground Floor Flat, 37 Wellington Park, Clifton, Bristol, BS8 2UW**

**£299,000**

A beautifully light and spacious Victorian gem, combining timeless period charm with contemporary style in a sought-after Clifton location

- Bright and spacious one-bedroom elevated hall-floor flat
- Desirable Clifton location on a quiet no-through street
- Period features
- Generous reception room
- Contemporary midnight-blue kitchen
- Peaceful double bedroom with garden views

**The Property**
A bright and spacious one-bedroom elevated hall-floor flat, forming part of an imposing and characterful Victorian semi-detached property, ideally situated on a lovely no-through street in Clifton just moments from Whiteladies Road and the open green spaces of The Downs.
The property is accessed via a wide and welcoming hallway, leading to a generously proportioned reception room, a separate kitchen, a double bedroom and a shower room. Luxury vinyl tiles runs throughout, adding warmth and continuity to the interior.
The impressive reception room is flooded with natural light from a large bay window and retains beautiful period features, including elegant decorative cornicing creating a wonderful space for both relaxing and entertaining.
Positioned across the hallway, the separate kitchen is fitted with contemporary midnight-blue Shaker-style cabinetry, complemented by a range of High end Bosch integrated appliances including an electric hob, extractor fan, oven, microwave, dishwasher fridge and freezer. A Le Mans pull-out unit makes clever use of the corner cabinetry, maximising storage and accessibility. A large sash window further enhances the bright and airy feel of this well-appointed space. Adjacent to the kitchen, a practical utility area houses the boiler and washing machine, while providing valuable additional storage.
The double bedroom is quietly positioned at the rear of the property, providing a peaceful retreat with pleasant views over the garden. Completing the accommodation is a contemporary shower room, finished with stylish metro-style tiling and comprising a WC, pedestal washbasin and a generously sized shower.
Combining charming Victorian character with contemporary finishes and a highly desirable Clifton location, this appealing flat would make an ideal home.

**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.

**Other Information**
Leasehold: 999 years from 24 June 1992
Ground rent: £10 pa
Management Fee: circa £224.75 pcm
Council Tax Band: B

**Please Note**
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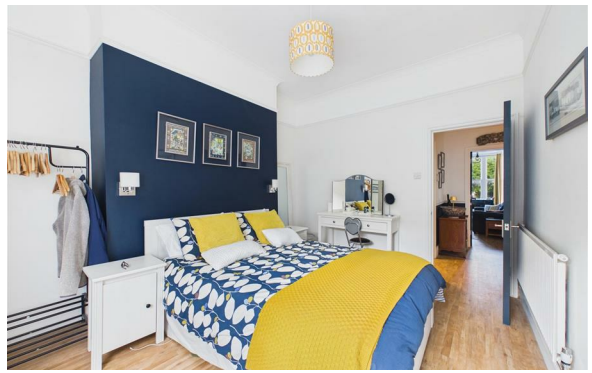

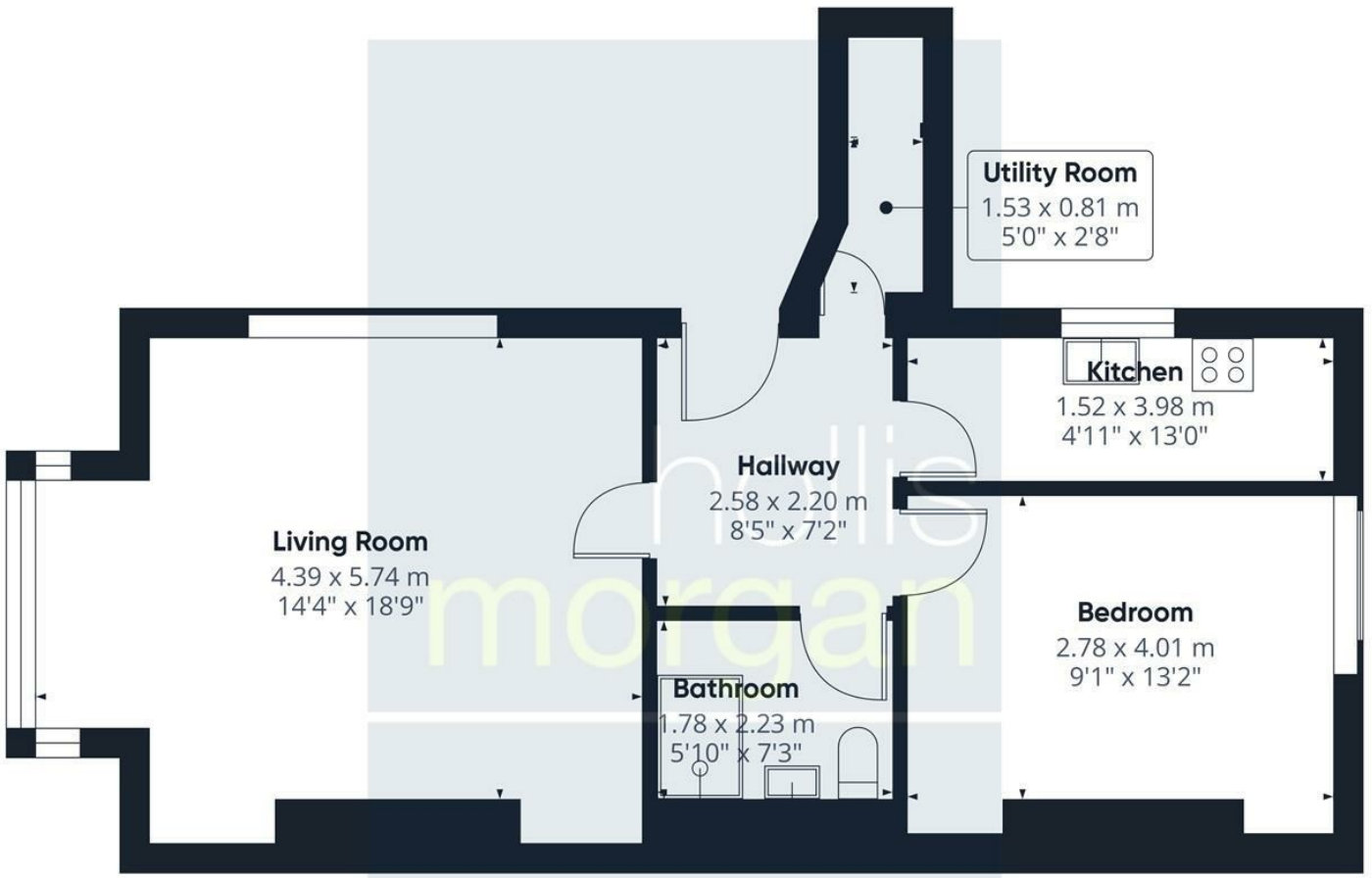


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**Approximate total area**(1)

59 m²

635 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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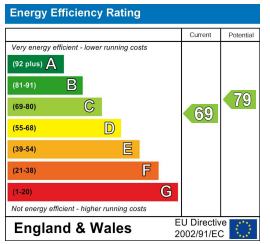


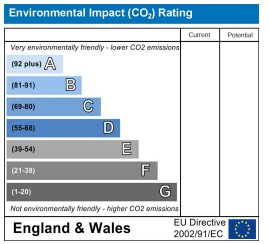


TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

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

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