

estate agents **auctioneers**

**hollis
morgan**



Top Floor Flat, 50 College Road, Clifton, Bristol, BS8 3HX
£475,000

Hollis Morgan - A delightful top floor conversion with flexible accommodation and private garage.

- Top Floor Flat
- Prestigious Location
- Flexible accommodation
- Two/ Three Bedrooms
- 1079 Sq Ft
- Gas Central Heating
- Private Garage
- Separate Entrance
- Two Bathrooms

The Property

The property occupies the top floor of a handsome period building located yards from Durdham Downs therefore benefiting from a fine outlook. The internal footprint is generous (1079 sq ft) and has been cleverly designed to maximise space and provide flexible accommodation which comprises an L shaped kitchen/dining area with vaulted snug/lounge area and Velux Cabrio roof balcony window. The kitchen is dual aspect and modern fitted with an array of appliances. There is a cosy lounge/bedroom with central feature fireplace and large window which benefits from fine views. Two further double bedrooms occupy the rear of the property, with No 1 prospering from a stylish tiled en suite shower room. A contemporary three-piece bathroom suite completes the footprint. The apartment also has the added benefit of a private entrance and large garage (25 x 10 ft)

Location

College Road is a sought after and well respected residential address due to its central location and the fact that it offers a fabulous south facing aspect. Nearby Clifton Village offers a variety of shops, boutiques and restaurants as well as several bus routes providing easy city centre access. Bristol city centre is within 1.5 miles travelling distance allowing access to the national motorway network via the M32 and rail links to London Paddington from Temple Meads mainline station. The vast expanse of Durdham Downs can be reached within a short distance as can the historic landmark of Isambard Kingdom Brunel's world famous Suspension Bridge spanning the Avon Gorge.

Tenure/Management Information

Leasehold, residue of 999 years
Service charge: £250 per quarter
Council Tax Band - C

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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries.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 have 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.



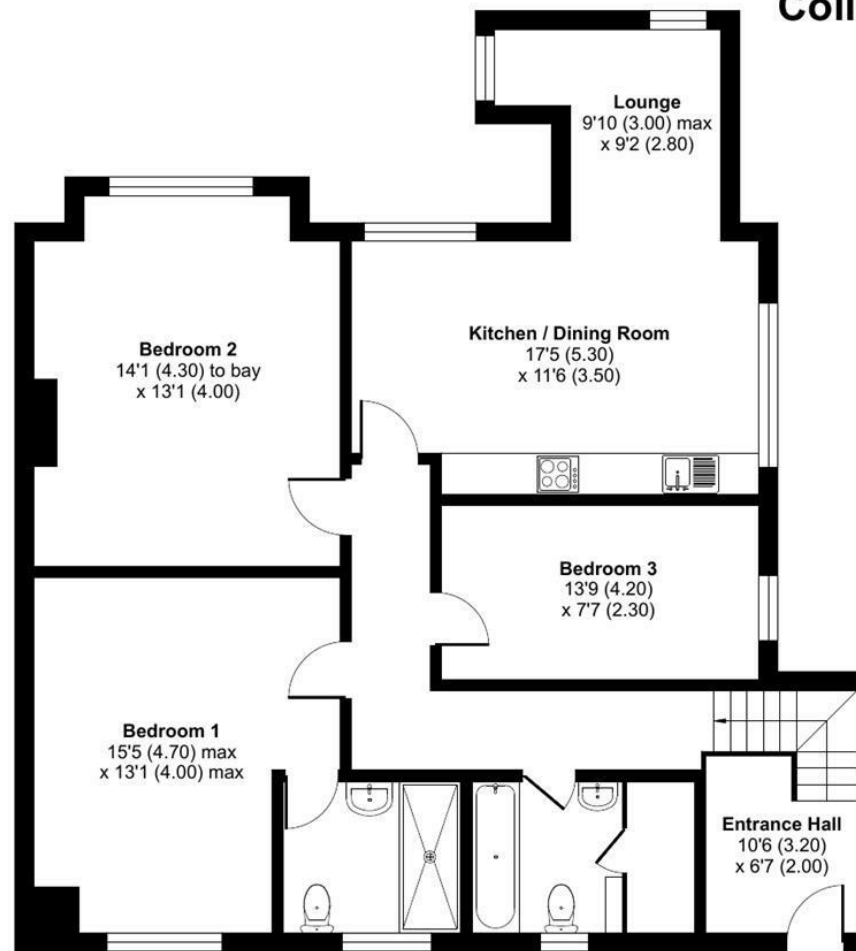
College Road, Clifton, Bristol, BS8

Approximate Area = 1079 sq ft / 100.2 sq m

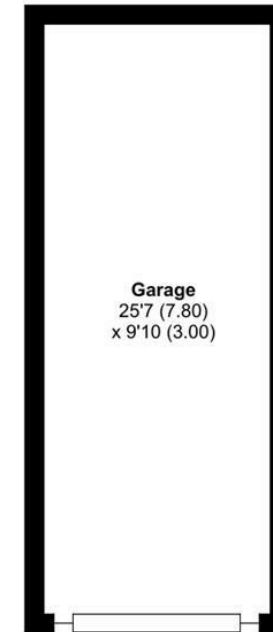
Garage = 252 sq ft / 23.4 sq m

Total = 1331 sq ft / 123.6 sq m

For identification only - Not to scale



THIRD FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hollis Morgan. REF:1311749

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Hollis Morgan Property Limited, registered in England, registered no 7275716
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	55	68
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	42	52
EU Directive 2002/91/EC		

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