



17B St. Pauls Road, Clifton, Bristol, BS8 1LX

£465,000

Hollis Morgan - Spacious two double bedroom hall floor flat in prime Clifton location with TWO allocated off street parking spaces.

- Grade II Listed
- TWO Allocated Parking Spaces
- Chain Free
- Clifton Location
- Close to Amenities
- Spacious Accomodation

The Property

This bright and airy, two double bedroom apartment is superbly located in the heart of Clifton within easy walking distance of the ambiance of Clifton Village as well as the myriad of restaurants, bars, cafe's and shops Whiteladies Road and the Triangle has to offer.

Internally, the property has been well maintained and offers a modern finish throughout with a separate living room located at the front of the building which looks out over colourful neighbouring properties.

Directly accross the hallway is a spacious kitchen/dining room which offers a range of high end integrated appliances such as fridge/freezer, gas hob, electric oven, washer dryer and dishwasher as well as a contemporary tiled splashbacks. Plenty of storage space is also provided in matching wooden wall and base units.

From the hallway a generous tiled three piece bathroom can be found complete with mains fed shower over bath, W.C, wash basin and heated towel rail.

Two generously proportioned double bedrooms complete the accommodation, with the master benefiting from a stylish tiled shower room with W.C, Wash basin and heated towel rail.

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: Residue of 999 years from c.2009

Management Fee: £160.38 per month

Management Company: Hillcrest Estate Management

Ground Rent: £250.00 per annum

Parking: TWO Allocated Off Street Parking Spaces

Council Tax Band: C

Please Note

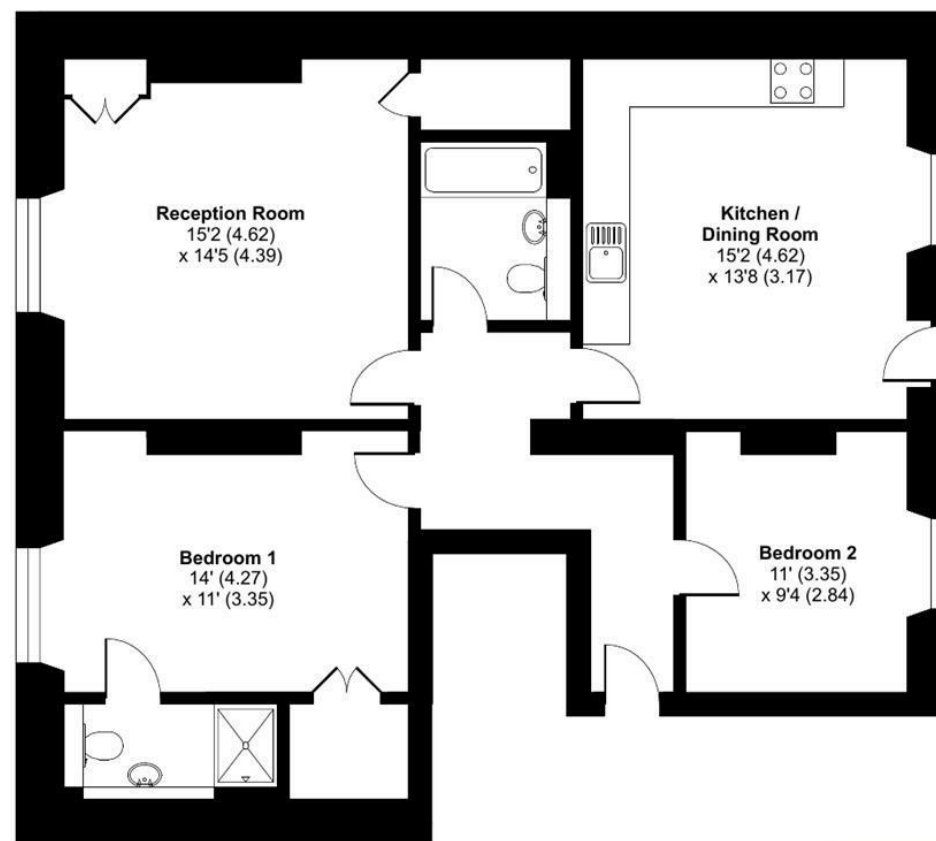
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Approximate Area = 959 sq ft / 89 sq m

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). © nichecom 2022. Produced for Hollis Morgan. REF: 846642



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