



Hall Floor Rear, 67 Pembroke Road, Clifton, Bristol, BS8 3DW
Offers In Excess Of £250,000

Hollis Morgan – In need of basic cosmetic updating, this Hall floor flat with out door area forms part of an attractive period property and is offered to the market with no onward chain.

The Property

Although the apartment is in need of some cosmetic updating, the building is in good order making this a rare opportunity to acquire a period hall floor conversion on one of the most desirable roads in Clifton with the added bonus of being able to update & decorate the property to specific tastes.

Benefiting from a pleasant outlook over neighbouring gardens, the separate kitchen comprises a range of matching wall units with laminated work surfaces, period dresser, sink with mixer tap and utility area which houses a gas combination boiler. The lounge area prospers from full height sash windows and access to a small outside area which the current owners are in the process of decking. A three piece bathroom suite and double bedroom complete the accommodation.

Kitchen (10 x 6) Utility (3 x 5) Lounge (14 x 11)

Bathroom (9 x 4) Bedroom (9 x 9)

Floorplan to follow.

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.

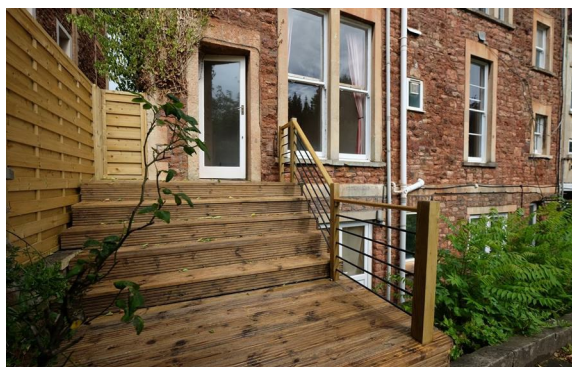
Other Information

Leasehold. 999 years

Management Fee: TBC

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.



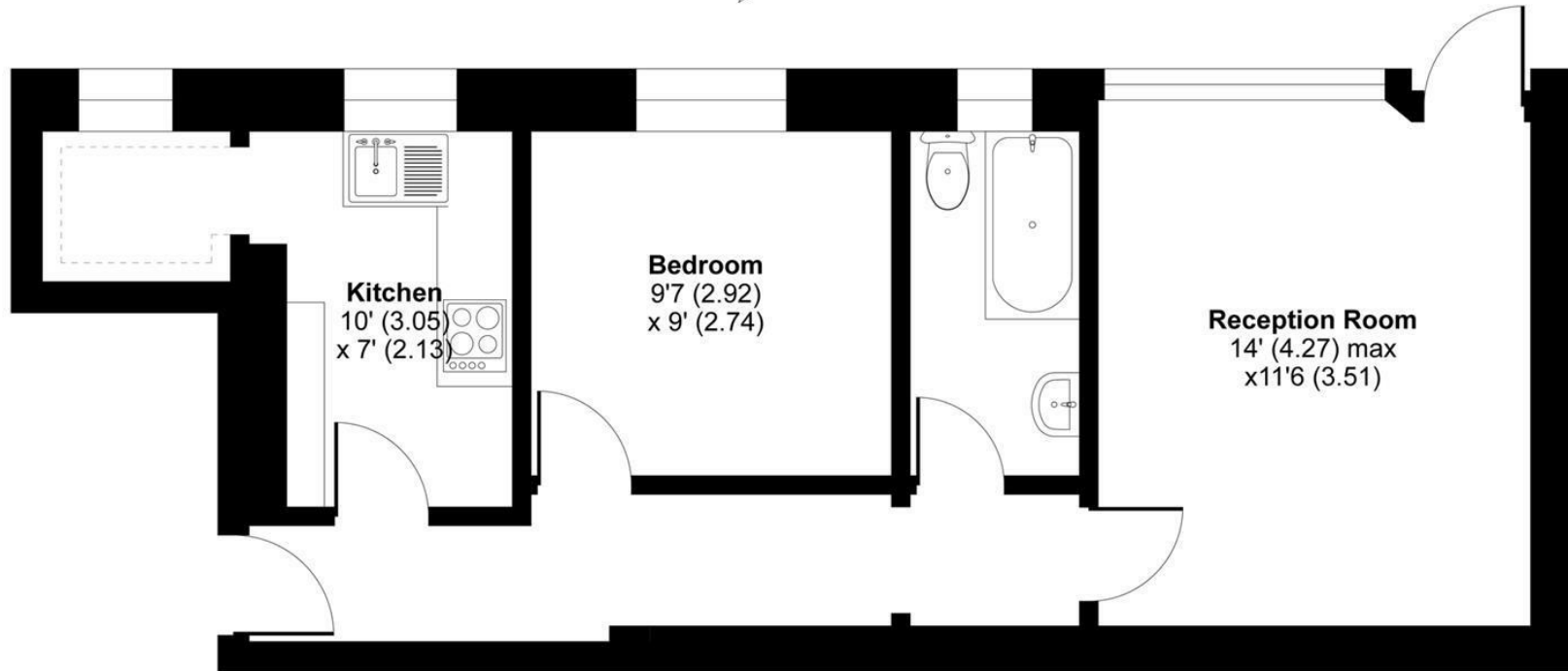
Pembroke Road, Clifton, Bristol, BS8

Approximate Area = 512 sq ft / 47.5 sq m (includes garage)

Limited Use Area(s) = 11 sq ft / 1 sq m

Total = 523 sq ft / 48.5 sq m

For identification only - Not to scale



GROUND FLOOR

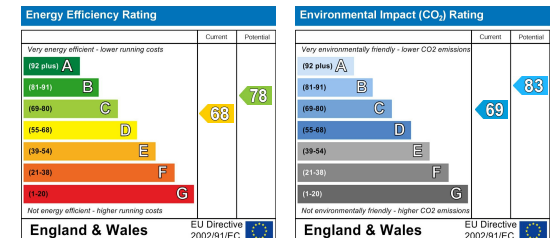


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2020. Produced for Hollis Morgan. REF: 608099

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