

estate agents **auctioneers**

**hollis**  
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10 Wellington Terrace, Clifton, Bristol, BS8 4LE

£335,000

A light and airy two double apartment positioned in the heart of Clifton village. Balcony area and no onward chain.

- Clifton Apartment
- Two Double Bedrooms
- Balcony
- Ample Storage Space
- Gas Central Heating
- Fine Views
- No Onward Chain

**The Property**

An rare opportunity to acquire a very appealing property which is situated on the upper floors of a handsome terrace, this well-proportioned apartment offers pleasant views and a generous footprint of circa 690 sq ft feet. Internally the apartment has been well maintained since ownership but could benefit from some basis cosmetic updating.

Upon entry you're greeted by a entrance hall which provides access to a charming outside terrace area and large storage cupboard, the kitchen comprises matching wall and base units with laminated worksurfaces, tiled splash backs, sink drainer and space for appliances. A gas combination boiler is also situated in the pantry area.

A well appointed lounge area also runs off the main entrance hall, complete with sash windows to front elevation and fireplace. Bedrooms 1 & 2 are both comfortable double rooms with No1 prospering from integrated wardrobes/storage. A three piece bathroom with low level W.C, basin and bath with overhead shower completes the accommodation.

**Location**

Clifton Village is one of the most unique and sought after locations in the City. From its very early days as a Spa destination to the later Georgian and Victorian influences Clifton offers charm at every turn from the fine sweep of Royal York Crescent to the grandeur of Victoria Square. At its heart lies the picturesque "Village" offering an eclectic range of independent shops, boutiques, cafes, bars and restaurants including Cote, The Ivy and the Avon Gorge Hotel. 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.

**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 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.

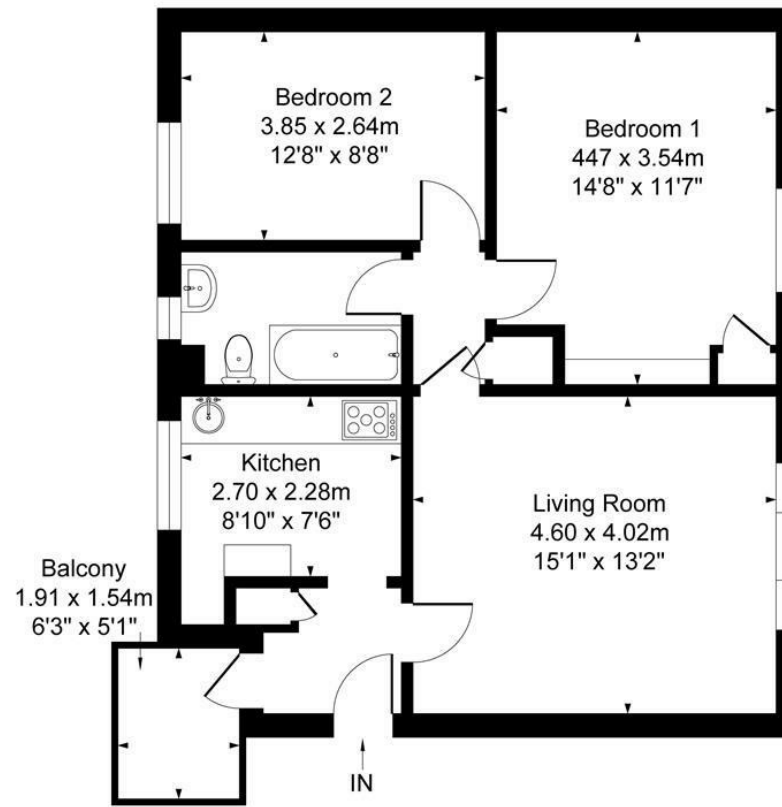
**Other Information**

Other Information - Tenure: Leasehold  
Management Fee: £37.50 pcm  
Management Company: TBC  
Ground rent: £10 pa  
Council Tax Band: C



APPROX. GROSS INTERNAL FLOOR AREA 717 SQ FT 66.55 SQ METRES

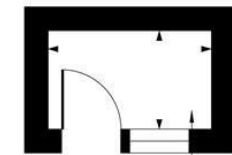
TOTAL APPROX. 689 SQ FT 63.97 SQ METRES



SECOND FLOOR



TOTAL APPROX. 28 SQ FT 2.58 SQ METRES



Bike Storage  
2.07 x 1.25m  
6'9" x 4'1"

OUTBUILDING

Illustrated for identification purposes only, measurements are approximate,  
not to scale.

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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                                                 |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

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