10A Camden Terrace, Cliftonwood, Bristol, BS8 4PU

£310,000

Hollis Morgan - An immacutely presented period apartment with private entrance and courtyard garden positoned in fine Victorian Terrace.

- Garden Apartment
- Private Entrance
- Updated Kitchen & Bathroom
- Courtyard Garden
- Gas Central Heating

Description
The property occupies the lower level of a fine period terrace, complete with private entrance and 2 tiered landscaped courtyard style garden. Internally the apartment has been tastefully updated throughout, upon entry you're greeted by spacious open plan kitchen/lounge area (19 x 15) with solid wood flooring, fireplace and sash window to front elevation.

The kitchen whilst slight is perfectly practical and offers a range of integrated appliances, tiled surrounds, shelves, base units and laminated worksurfaces. A fully tiled bathroom suite is located within close proximity, with mains fed shower low level, W.C and basin with mixer taps. Bedroom 1 (14 x12) completes the accommodation and has the added benefit of integrated storage cupboards and direct access to rear garden.

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, Residue of 125 Years,
Management Fee: circa £400 per annum
Council Tax Band: A

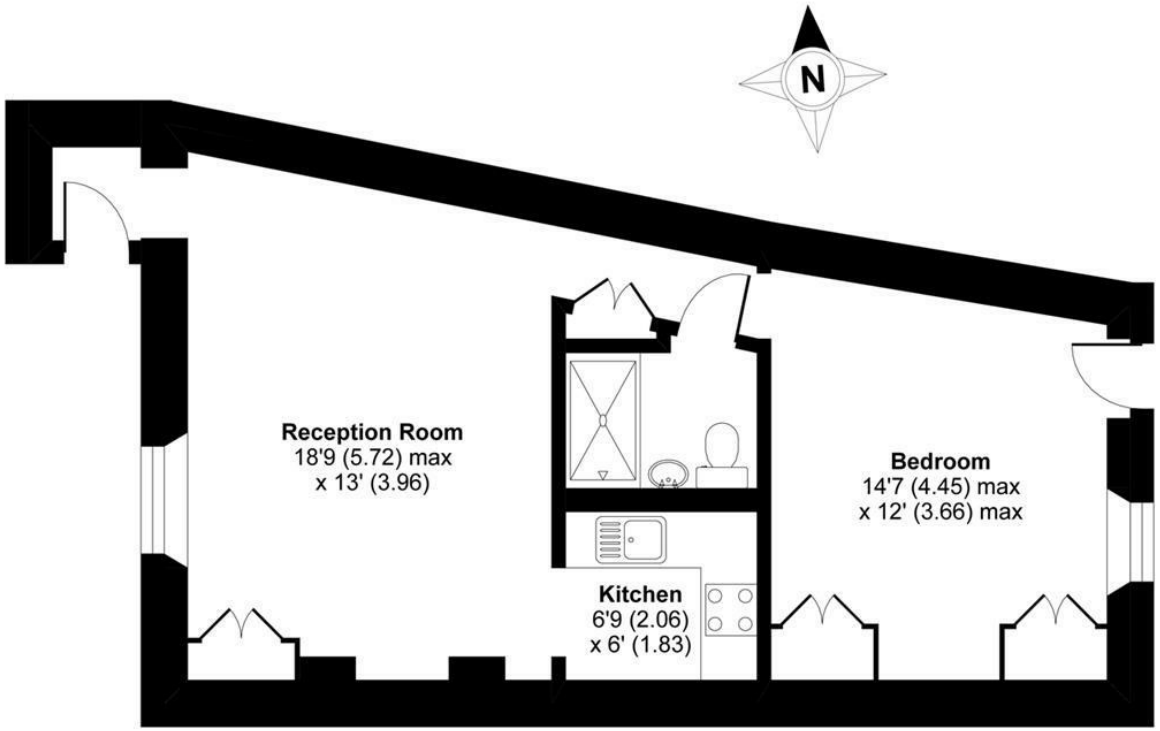
Please Note
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

We are required under the Estate Agents Act 1979, and the Provision of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is a "Connected Person" as defined by that act.

Camden Terrace, Bristol, BS8

Approximate Area = 531 sq ft / 49.3 sq m

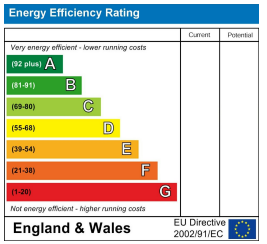
For identification only - Not to scale

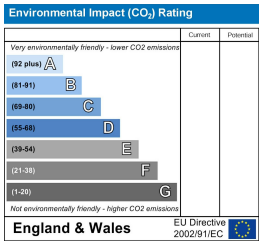


GROUND FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Hollis Morgan. REF: 620205





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