

estate agents **auctioneers**

hollis
morgan

Top Floor Flat, 5 Pembroke Road, Clifton, Bristol, BS8 3AU

£415,000

Hollis Morgan – A Leasehold 2 BED | 2 BATH TOP FLOOR FLAT (851 Sq Ft) with scope for BASIC UPDATING | GARAGE and PARKING SPACE

- Updating Required
- Huge Potential
- Garage
- Parking
- Two Double Bedrooms
- Period Conversion
- 850 Sq Ft

The Property

A Leasehold flat occupying the top floor of this imposing semi detached period property set back from the road with accommodation (851 Sq Ft) comprising reception room and separate kitchen with utility room, bedroom 1 with en suite shower, bedroom 2 and main bathroom. Outside there is a garage and parking space (4 parking spaces | 4 flats but not allocated spaces) Sold with vacant possession.

The property has been successfully let for many years and would now benefit from basic updating with scope to create a fine home or investment in this most sought after of locations with both a garage and off street parking. There may be scope to rearrange the layout and create bedroom 3 with an open kitchen / living space - subject to any consents.

Location

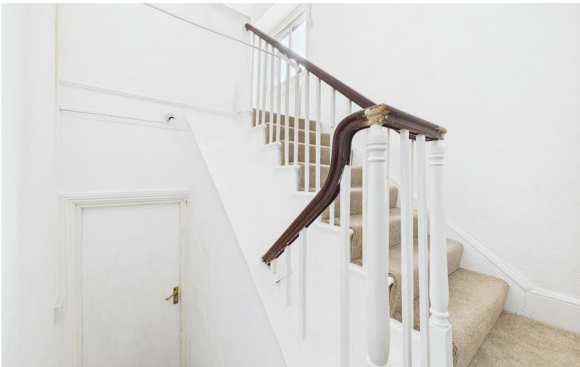
Clifton Village is one of the most unique and sought after locations in the City. From its very early days as a Spa destination to the later Georgians and Victorians Clifton offers charm at every turn from the fine sweep of Royal York Crescent to the grandeur of Victoria Square. At its heart lies the 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.

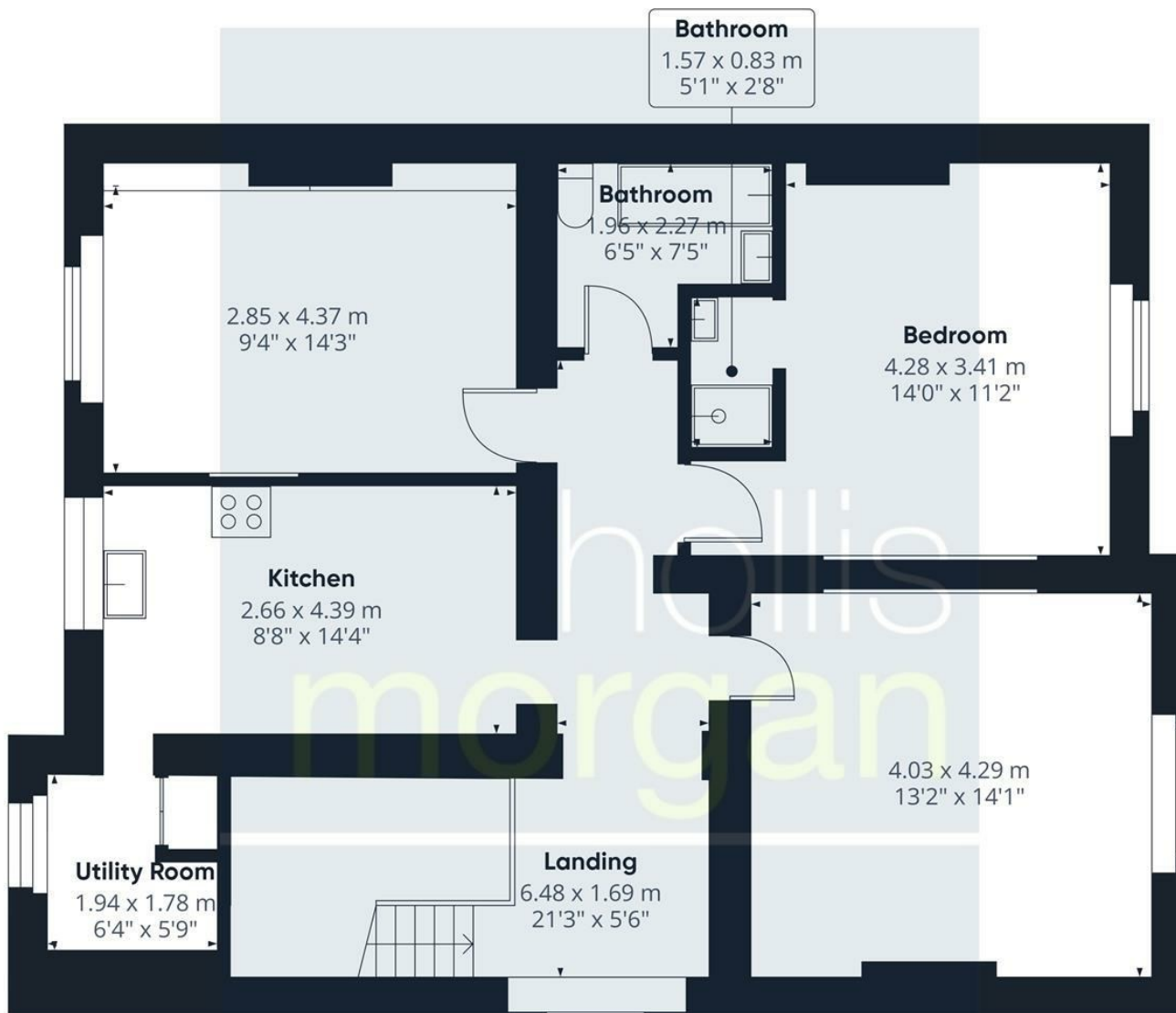
Further Information

Tenure - Leasehold
Council Tax - Band D
EPC - D
Management Fees - £100 pcm
Lease length - Residue of 999 years

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.





Approximate total area^m
79.1 m²
851 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

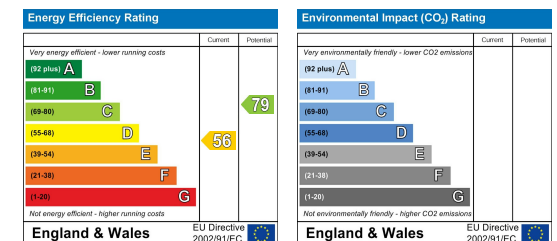
Calculations are based on RICS IPMS 3C standard.

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