estate agents auctioneers

hollis morgan

FFF, 3A Alma Vale Road, Clifton, Bristol, BS8 2HL

£435,000

Charming first floor conversion located in the heart of Clifton.

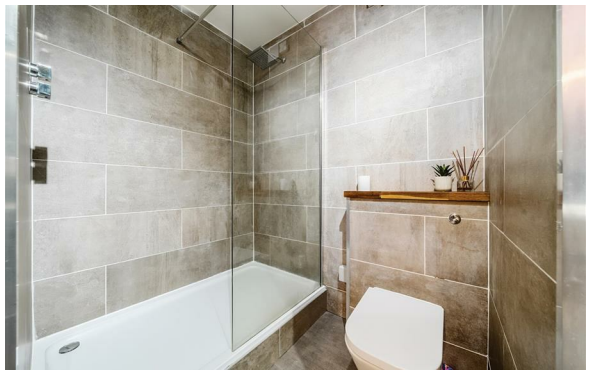
- First Floor Apartment
- Period Conversion
- Two Double Bedrooms
- Well Presented
- Features Throughout
- Gas Central Heating

The Property
Set within an elegant Georgian building on one of Clifton's most sought-after streets, this first-floor apartment effortlessly combines period charm with modern convenience.
Stepping inside, you are welcomed into a bright hallway that leads straight to a stunning reception room. Bathed in natural light from its tall Georgian sash windows—one beautifully adorned with stained glass—this elegant space retains many original features, including intricate cornicing, dado rails, wooden shutters, and a striking grey marble fireplace.
To the rear, the stylish kitchen is thoughtfully designed with sleek white cabinetry, solid wood countertops, and a range of appliances, including a slimline dishwasher, washing machine, gas hob, electric oven, and extractor fan. A freestanding fridge freezer completes the space, offering both practicality and style.
The apartment boasts two generous double bedrooms, each featuring large sash windows with wooden shutters and exquisite period cornices, creating an atmosphere of timeless elegance. The contemporary shower room is fully tiled and finished to a high standard, featuring a large walk-in shower, WC, and a basin set within a modern vanity unit.
Additionally, a spacious hallway cupboard provides valuable storage, ensuring the apartment is as functional as it is beautiful.
Perfectly positioned in the heart of Clifton, this charming home offers a rare opportunity to enjoy classic Georgian architecture with all the comforts of modern living.

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 and the iconic Alma Tavern pub and its theatre. 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.

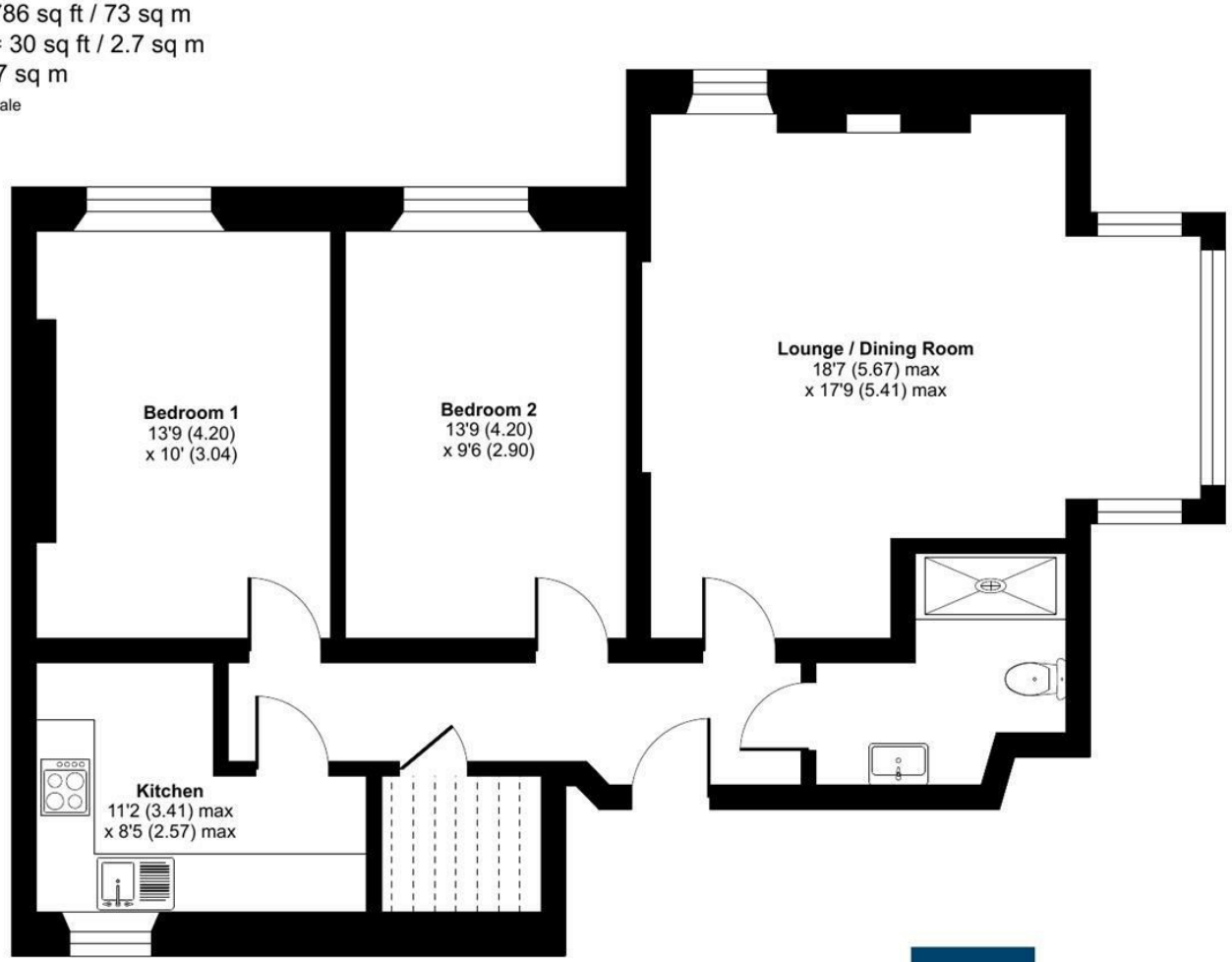
Other Information
Leasehold: 999 years from 25/03/2012
Ground rent: £200 pa
Management Fee: circa £226 pcm
Council Tax Band: C

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.



Alma Vale Road, Bristol, BS8

Approximate Area = 786 sq ft / 73 sq m
Limited Use Area(s) = 30 sq ft / 2.7 sq m
Total = 816 sq ft / 75.7 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hollis Morgan. REF: 1250194

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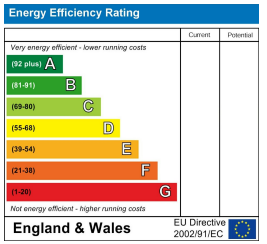

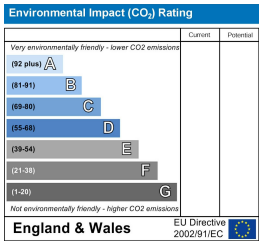

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