



Flat 2, Garden Court Alma Vale Road, Clifton, Bristol, BS8 2HT

£285,000

A characterful one bedroom garden apartment located on the ground floor on this uniquely designed and exclusive development ideally located to take advantage of a range of local amenities. The property would make a perfect first time purchase or a fine investment. Allocated parking, use of church gardens and Chain Free.

- Garden Apartment
- Ground Floor
- One Double Bedroom
- A Unique and Exclusive Development
- Fantastic Location
- Quiet Enjoyment of Church Garden
- Fine Outlooks
- Plenty Of Internal Storage
- Allocated Parking
- Chain Free

**The Property**

A characterful apartment set on the first floor of this Gothic style former church hall which was converted into a number of apartments in the late 80's.

The living space is located at the rear of the building and, via double doors, enjoys direct access to a private spacious courtyard garden as well as a pleasant outlook over the immaculately presented church gardens which residents of the block have quiet enjoyment of. Adjacent there is a separate kitchen which provides a good amount of cupboard and worktop space along with gas hob with extractor over and oven, a stainless steel sink, integrated dishwasher and plumbing for washing machine.

The bedroom is a good sized space and also has the added benefit of a large built in wardrobe / cupboard. Finally there is a bathroom which offers a mains fed shower over bath, basin, WC as well as a separate storage cupboard.

In addition there is another cupboard off the hallway and the residents of the building have quiet enjoyment and access to the church gardens as well as an allocated parking space.

**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.

**Please Note**

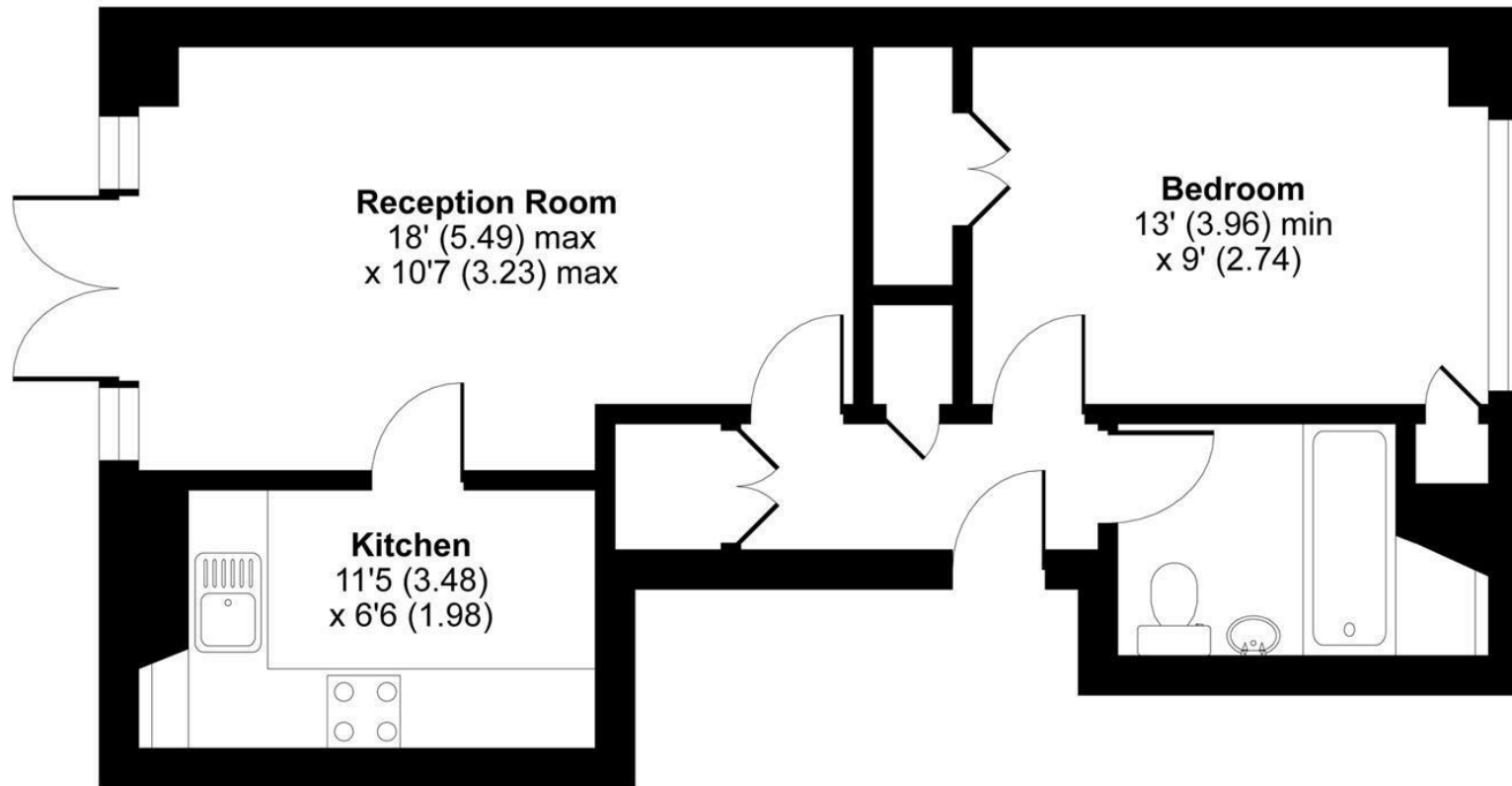
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# Alma Vale Road, Bristol, BS8

Approximate Area = 513 sq ft / 47.6 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). © nichecom 2021. Produced for Hollis Morgan. REF: 762415



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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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