

estate agents **auctioneers**

**hollis  
morgan**



15, Brandon Villas Jacobs Wells Road, Clifton, Bristol, BS8 1EU

Offers In Excess Of £450,000



Hollis Morgan - This spacious (920sq ft) and unique penthouse apartment is superbly well located close to a range of amenities as well as the picturesque Harbourside. Unusually, the property also benefits from three separate private roof terraces and a secure allocated parking space.

- Spacious Modern Penthouse
- Three Separate Private Terraces
- Open Plan Living Space
- Separate Kitchen
- Two Double Bedrooms
- Ensuite
- Fantastic Location
- Secure Allocated Parking
- Bike storage area

#### The Property

This spacious (920sq ft) penthouse occupies the entire floor of this well designed building, inspired by the much loved and well known colourful buildings of Cliftonwood and the surrounding areas.

Unusually, the property benefits from three large private roof terraces with each of them providing pleasant aspects in all directions. The generous open plan reception space provides plenty of space for living and dining. The room benefits from plenty of natural light due to the direct access onto one terrace, ideal for entertaining or for dining al fresco.

A separate kitchen, also with access to the terrace mentioned above via sliding doors, is well equipped and comes complete with a range of wall and base units, granite worktop & up-stands, under mounted stainless steel sink with mixer tap over, and a range of integrated appliances which include: electric hob with extractor over, oven, dishwasher and fridge freezer.

There are two good sized double bedrooms, with the master benefiting not only from a fully tiled en-suite shower room but also two feature roof terraces with the rear providing a secluded and private leafy view over a small woodland. In addition, there is also a family bathroom with mains bed shower over bath, basin and heated towel rail.

The property also benefits from two large storage cupboards off the hallway as well as a secure allocated parking space.

#### Location

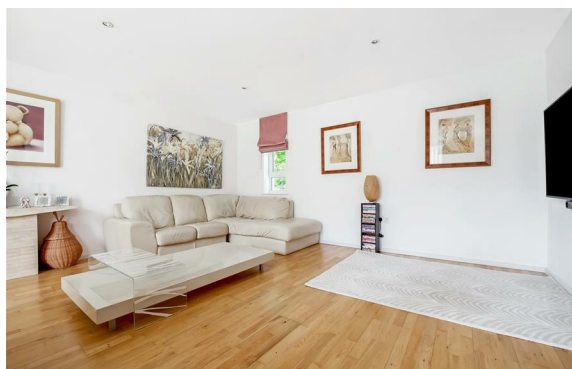
Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton 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.

#### Other Information

Leasehold. Circa 830 years remaining  
Ground Rent: £350 per annum  
Management Fee: £217 pcm  
Council Tax Band: D

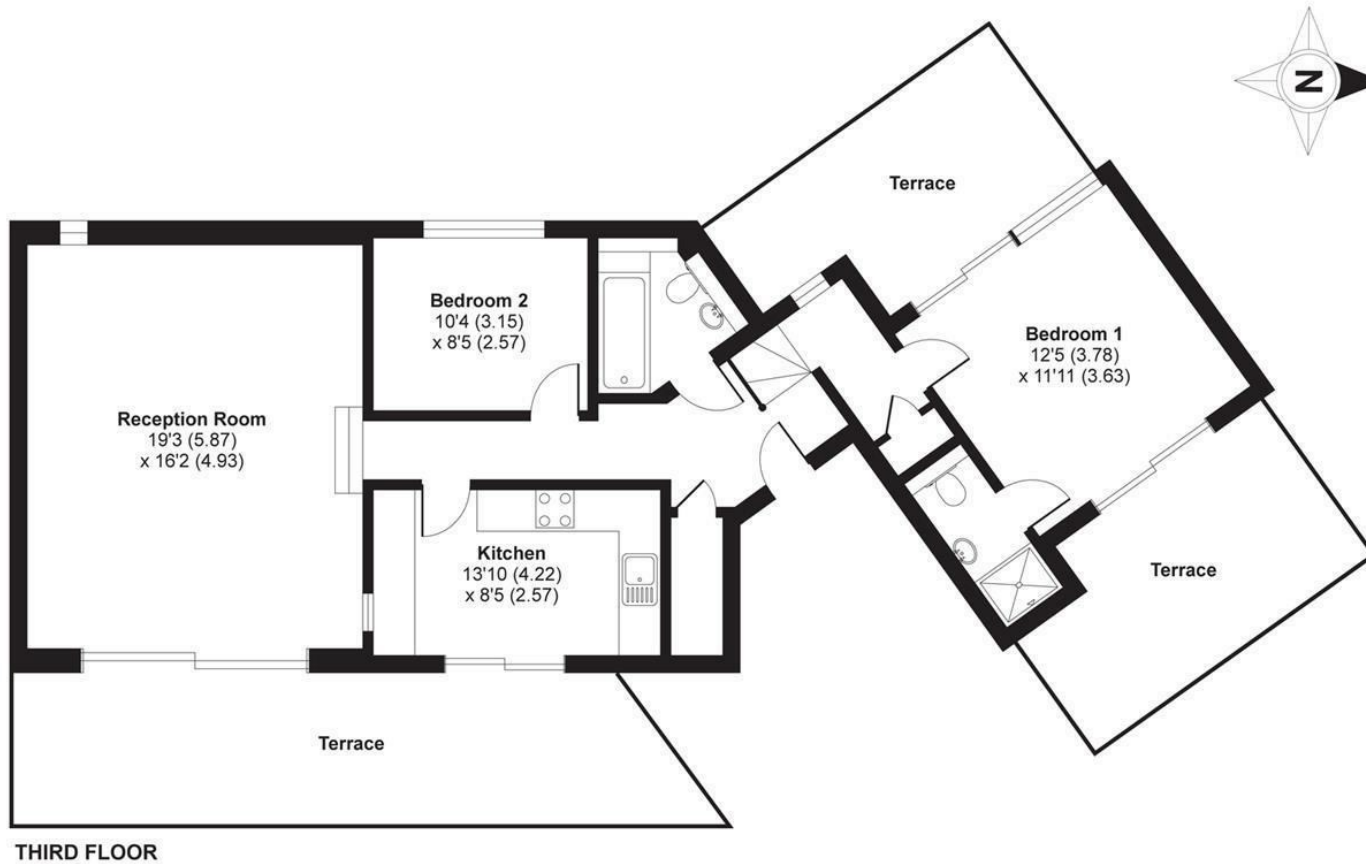
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# Jacobs Wells Road, Clifton, Bristol, BS8

APPROX. GROSS INTERNAL FLOOR AREA 918 SQ FT 85.2 SQ METRES



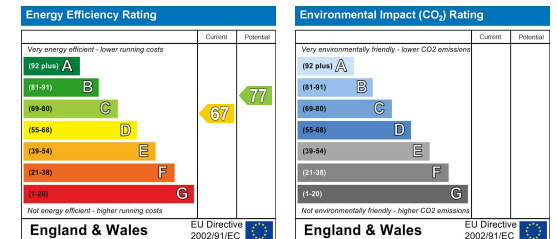
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