



5, Wallace Place Granby Hill, Clifton, Bristol, BS8 4LH

Offers In Excess Of £340,000

0117 9734666
hollis
morgan
for sale

A modern and highly practical apartment positioned in an attractive purpose development moments from Clifton Village with No Onward Chain. Private Parking,

- First Floor Apartment
- Two Double Bedrooms
- Modern Development
- Gas Central Heating
- No Onward Chain
- Parking

The Property

Situated on the upper floors of this modern development No 5 offers accommodation measuring in the region of 650 sq ft. A central hallway splits the property with a light and airy open plan lounge area to the front complete with full height bay window which provides a pleasant outlook over the neighbouring properties and partial views towards the hills of Dundry. The kitchen offers a range of matching wall and base units, laminated work surfaces, tiled splashbacks, sink/drainers and appliances which include Fridge Freezer, electric oven with gas hob/extractor and washing machine.

Taking a central position in the property is a stylish tiled family bathroom with shower over bath, basin and low level W.C. Two double bedrooms complete the internal footprint, both of which prospering integrate wardrobes.

To the outside of the property is a allocated parking space.

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 Georgian and Victorian influences 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.

Please Note

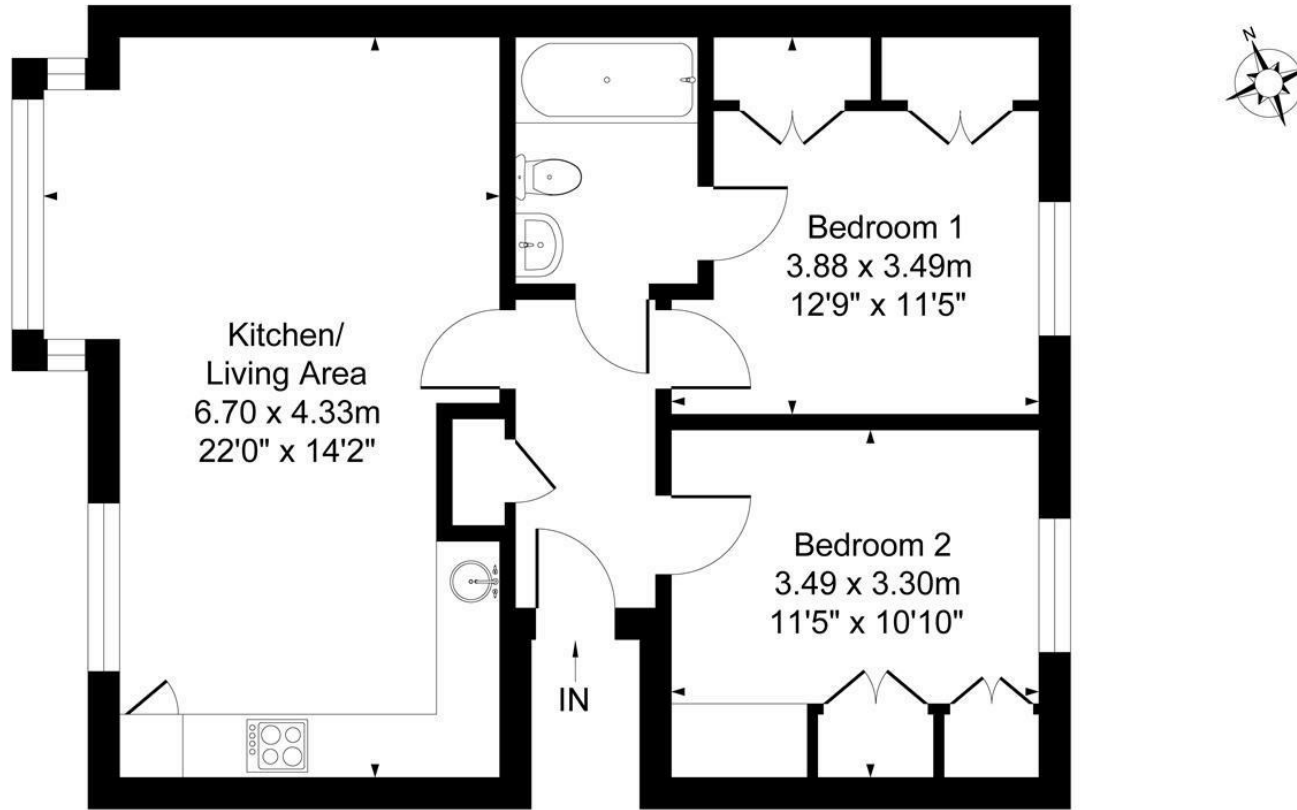
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Other Information

Other Information - Leasehold: Residue of 125 years.
Management fee: £100 pcm
Ground rent: £125 PA.



APPROX. GROSS INTERNAL FLOOR AREA 651 SQ FT 60.45 SQ METRES



FIRST FLOOR

Illustrated for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	84		

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Energy Efficiency Rating Legend:

- (92 plus) **A** (Green)
- (81-91) **B** (Light Green)
- (69-80) **C** (Yellow-Green)
- (55-68) **D** (Yellow)
- (39-54) **E** (Orange)
- (21-38) **F** (Red-Orange)
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