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morgan**



Flat 3, 12 Ambrose Road, Cliftonwood, Bristol, BS8 4RJ

£235,000

A second floor apartment located along an iconic terrace in the sought after suburb of Clifton Wood.

- Sought after Clifton Wood location
- Spectacular views
- Period property
- No onward chain
- Second floor flat

### The Property

Nestled along the iconic streets of Clifton Wood, the brightly coloured houses exude character and charm. This particular building houses four flats in total, with this property located on the second floor.

The property features a lovely living area with spectacular views over Bristol, extending to the green rolling hills of the Mendips. Through the hallway, you'll find a fitted kitchen with storage cupboards, countertops, and space for a washing machine and fridge/freezer. The accommodation includes a sizeable double bedroom with ample room for a wardrobe and side tables. A well-appointed three-piece bathroom completes this charming home.

### Location - Cliftonwood

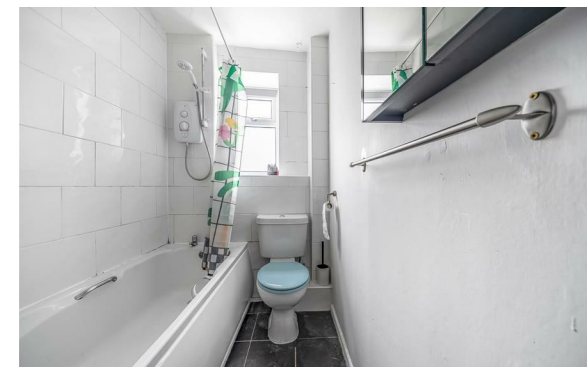
Cliftonwood with its brightly coloured townhouses and harbour views is amongst the most sought after locations in the City. Cliftonwood offers an alternative to nearby Clifton Village with a stronger sense of community whilst still benefiting from the excellent nearby amenities in the Village, Whiteladies Road and the Triangle with independent shops, boutiques, cafes, bars and restaurants. 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: 960 years remaining  
Management Fee: £207.44 pcm  
Council Tax Band: B  
Ground rent: N/A

### 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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries.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.

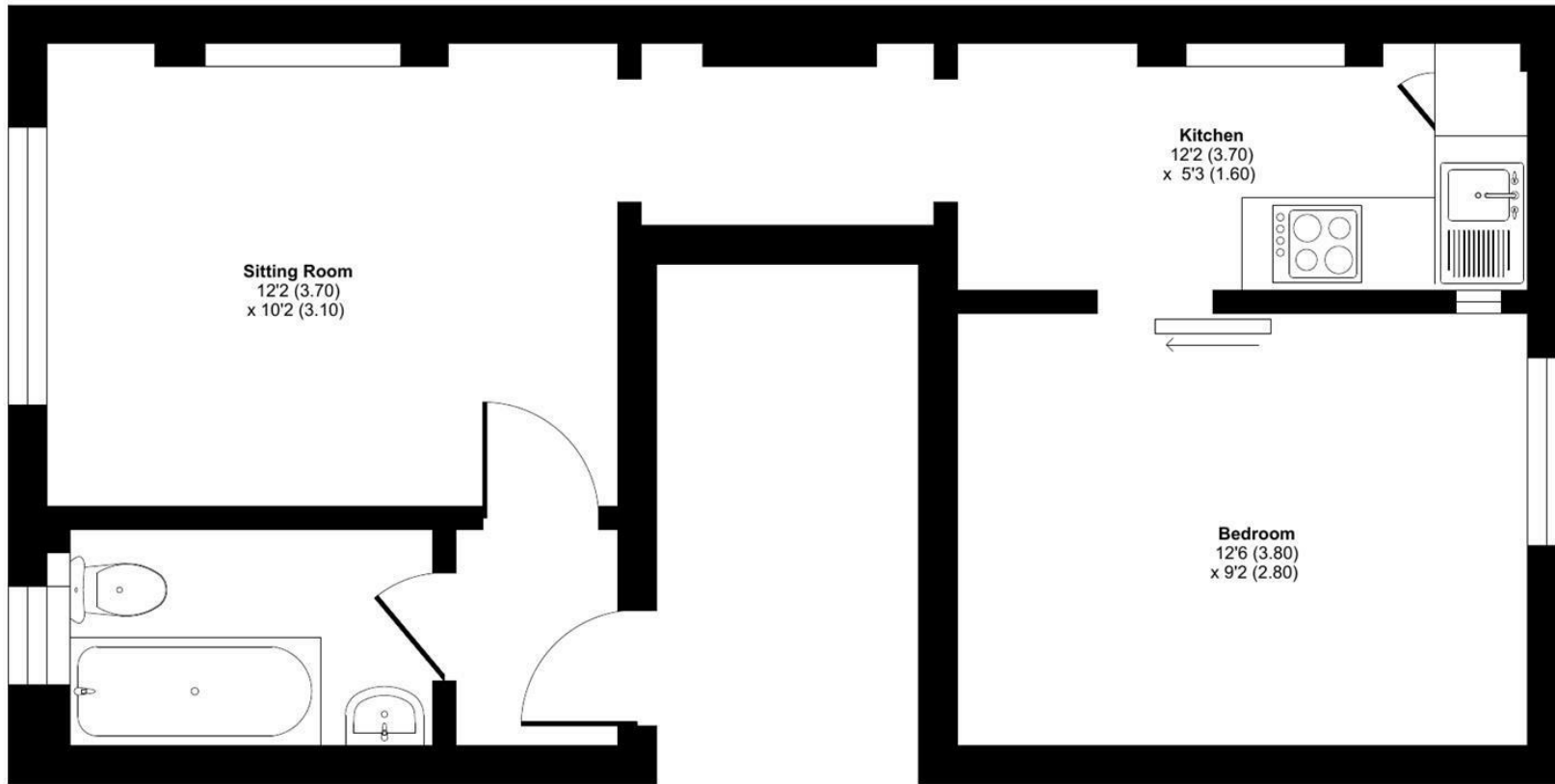




# Ambrose Road, Bristol, BS8

Approximate Area = 390 sq ft / 36.2 sq m

For identification only - Not to scale



SECOND FLOOR



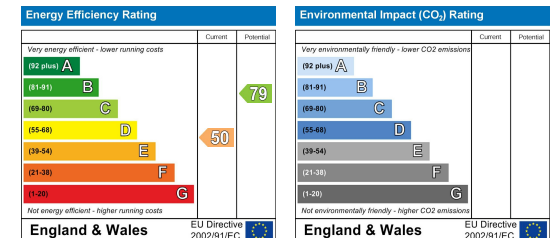
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Hollis Morgan. REF: 1134803



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