



TFF/ Flat 5, 2 Gloucester Row, Clifton, Bristol, BS8 4AW

£439,000

A well appointed and spacious (868 Sq ft) period conversion with stunning views.

- Top Floor Apartment
- 868 Sq Ft
- No Onward Chain
- Three Double Bedrooms
- Fine Views
- Gloucester Row

The Property

This period apartment encompasses the top floor of an imposing Grade II listed period property located on the iconic Gloucester Row in the heart of Clifton Village. The spacious apartment sensitively combines period detail with modern touches to create a stunning home in a sought after location. Internally the property offers a light and airy open plan lounge with stunning views over Clifton, the South of the City and the countryside beyond. The kitchen is well appointed with a breakfast bar area, matching wall and base units, sink with drainer and a range of integrated appliances. All three double bedrooms are generously proportioned with the master boasting a fine outlook over Christchurch Green. A generous three piece bathroom suite completes the accommodation complete with shower over bath with tiled surround, low level W.C and wash basin.

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.

Other Information

Leasehold: 999 years from 24/06/1973

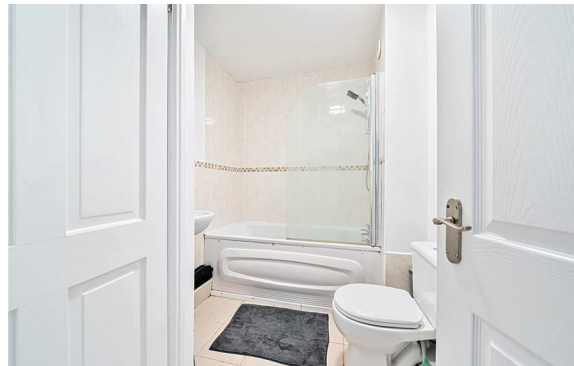
Service charges: £70 pcm

Ground rent: circa TBC

Council Tax Band: D

Please Note

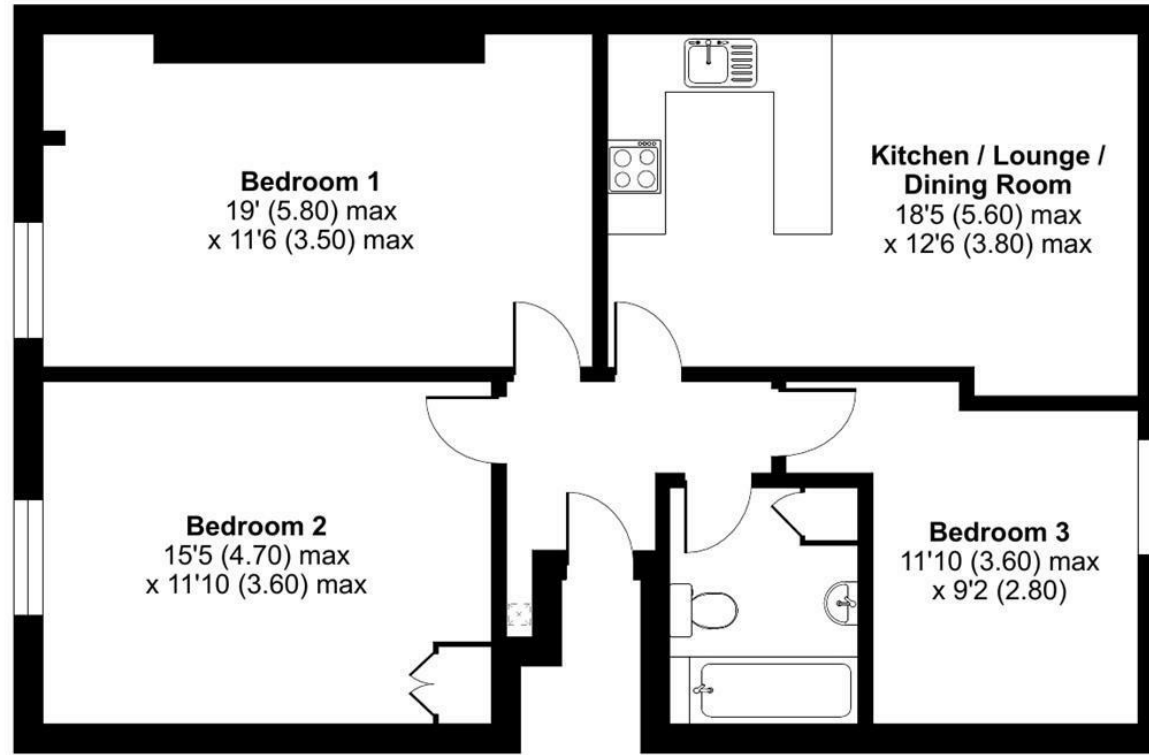
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Gloucester Row, Clifton, Bristol, Bristol , BS8

Approximate Area = 868 sq ft / 80.6 sq m

For identification only - Not to scale



GROUND FLOOR



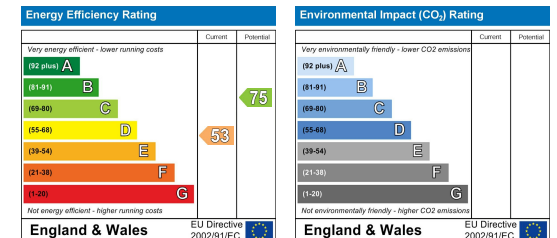
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Hollis Morgan. REF: 1159544



TEL | **0117 933 9522** | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ



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