

estate agents **auctioneers**

hollis
morgan



Flat 18, Percival Court, 1 Percival Road, Bristol, BS8 3BW

£390,000

A charming two double bedroom top floor conversion located in the sought after Percival Court. No Onward Chain. Lift Access.

- Top Floor Conversion
- Percival Court
- Two Bathrooms
- Open Plan Living Area
- Gas Central Heating
- No Onward Chain
- Lift Access

The Property

This delightful two double bedroom apartment occupies the top floor of a handsome period mansion which has been stylishly transformed into a collection of smart and well-designed apartments. The property has the added benefit of lift access and is perched on the top floor fronting Percival Road. Upon entry you're greeted by an impressive open plan kitchen/lounge area divided by a generous island with granite countertop. The solid wood kitchen comprises range of matching wall and base units, tiled splash backs, Belfast sink, gas combination boiler and integrated appliances which include fridge freezer, dishwasher and washing machine.

The apartment offers two very light and airy double bedrooms, both of which with integrated wardrobes, No 1 prospers further from a tiled en suite shower room, complete with basin W.C and mains fed shower. A generous bathroom completes the accommodation again benefiting from floor to ceiling tiling, W.C, towel rail, and bath with overhead shower.

Location

Percival Road is a quiet attractive road within easy walking distance of the Village with its vast range of independent retails, grocery shops and eateries as well as the acres of green space found nearby on Durdham Downs.

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.

Further Information

Leasehold : 999 years from and including 1 January 2008
Service charges: £175 pcm

Please Note

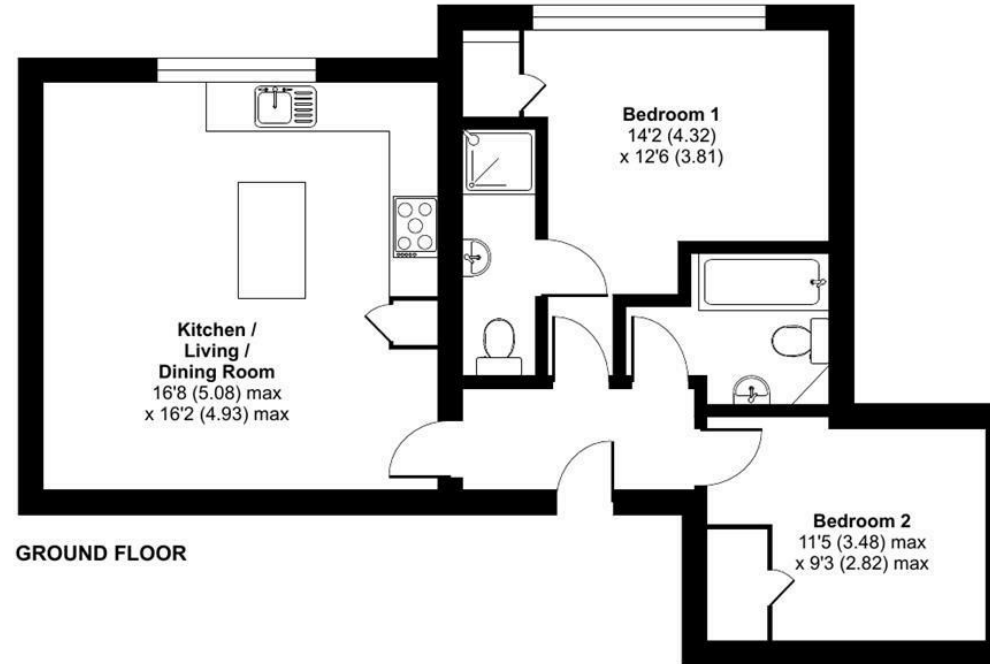
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan 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.



Percival Road, Clifton, Bristol, BS8

Approximate Area = 657 sq ft / 61 sq m

For identification only - Not to scale



GROUND FLOOR



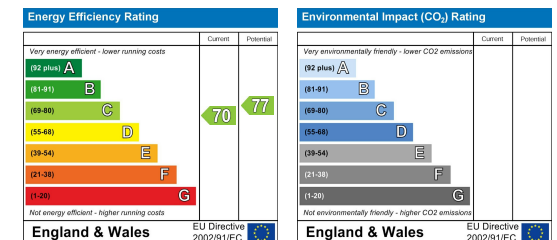
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hollis Morgan. REF: 1243986



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



hollis
morgan
