

estate agents **auctioneers**

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morgan**

Flat 18, Fosseway Court The Fosseway, Clifton, Bristol, BS8 4EH
£210,000



A spacious one bedroom retirement flat in great condition, located in the ever popular Clifton Village

- First Floor Retirement (over 60's) Flat
- Clifton Village Location
- On Site Building Manager (4 days per week 9 am until 5.30 pm + Bristol Careline)
- Lift Access
- Residents and Visitors Parking on first come first served basis - CV Resident parking available
- Residents Lounge
- Communal Gardens

The Property

This beautifully maintained, spacious first-floor apartment is located in a sought-after retirement development for the over 60s in the heart of Clifton Village. Just a short walk from local amenities and the vibrant Whiteladies Road, this property offers both convenience and comfort. Accessed through a secure communal entrance with a welcoming reception, foyer, and lift access to all floors, the apartment features bright and airy living spaces. The living room opens onto a Juliette balcony, providing pleasant leafy views. The separate kitchen includes ample storage with timber wall and base units, as well as modern appliances such as an induction hob, oven, extractor fan, and plumbing for a washing machine. The generously sized double bedroom benefits from built-in mirrored wardrobes with hanging space. The recently refurbished shower room features a large walk-in shower, basin, WC, and storage. There is also additional storage in the hallway in the form of two large cupboards. Additionally, the property benefits from resident and visitor parking spaces, charming communal gardens, residents lounge, Building manager, electronic entry and a guest room for friends and family with prior booking.

Location - Clifton Village

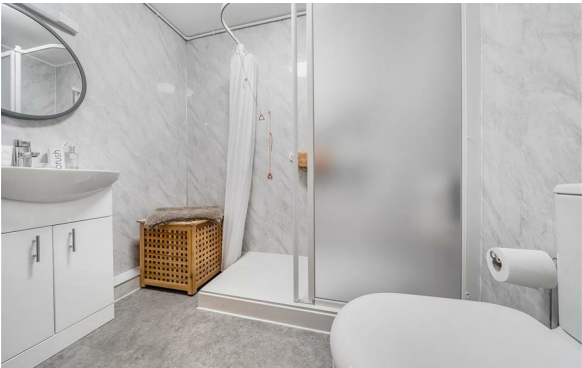
Clifton Village is one of the most unique and sought after locations in the City. From its very early days as a Spa destination to the later Georgian and Victorian influences Clifton offers charm at every turn from the fine sweep of Royal York Crescent to the grandeur of Victoria Square. At its heart 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. 63 years remaining
Ground Rent: £184.10 per annum
Management Fee: £273.50 pcm
Council Tax Band: D

Please Note

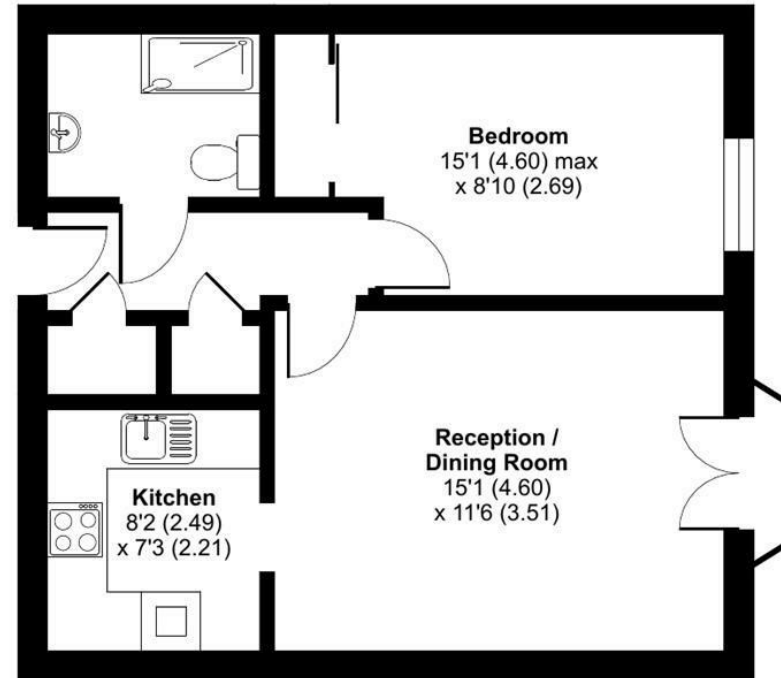
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Fosseway Court, The Fosseway, Bristol, BS8

Approximate Area = 475 sq ft / 44.1 sq m

For identification only - Not to scale



FIRST FLOOR



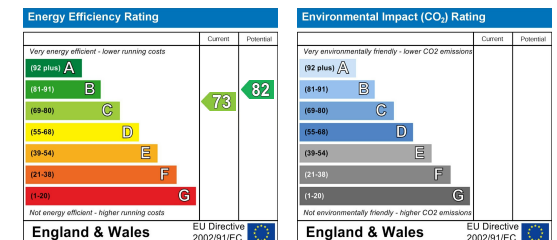
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Hollis Morgan. REF: 1182384



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