

estate agents **auctioneers**

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morgan**



Flat 6, Northcote House Clifton Park, Clifton, Bristol, BS8 3BN
£400,000

A generously proportioned (812 sq ft) top floor conversion situated in fine period building. No onward chain. Allocated parking.

- Top Floor Conversion
- 812 Sq Ft
- Two Double Bedrooms
- Excellent Decorative Order
- Allocated Parking Space
- Gas Central Heating
- No Onward Chain

The Property

This practically appointed self-contained flat occupies the top floor of an attractive Georgian building offering easy access to Clifton Village . Internally the property is offered in good decorative order with spacious accommodation comprising large reception room, two double bedrooms, fitted kitchen and three piece bathroom suite. The property benefits further from gas central heating and has allocated off street parking for one vehicle.

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 Georgians and Victorians 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 1978
Management Fee: Circa £167pcm
Ground rent: £15pa

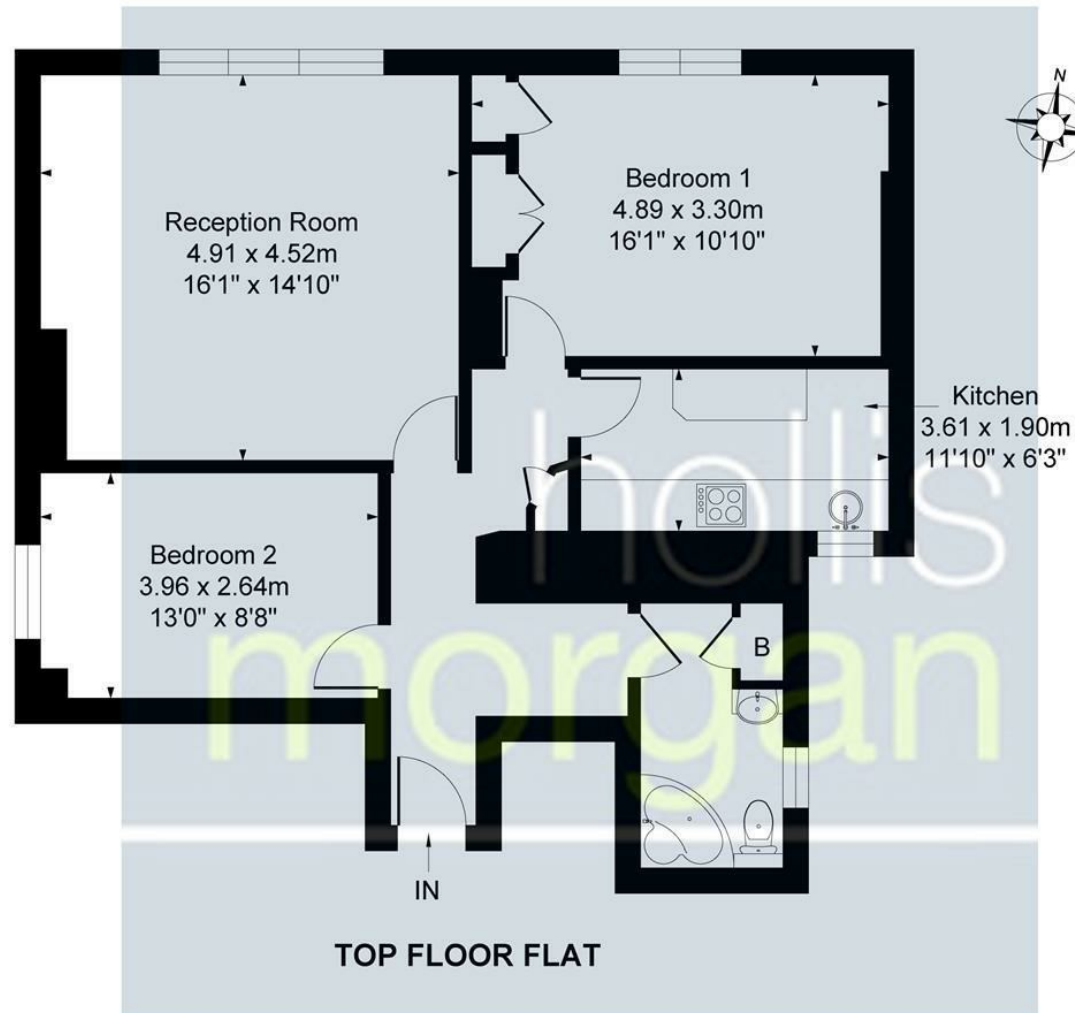
Council Tax Band: C

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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries.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



APPROX. GROSS INTERNAL FLOOR AREA 812 SQ FT 75.44 SQ METRES

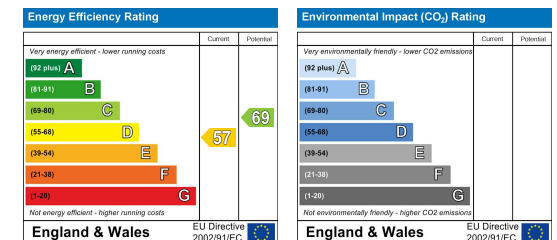


Illustrated for identification purposes only, measurements are approximate, not to scale.

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