

estate agents **auctioneers**

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Flat 3, 5 Clifton Hill, Clifton, Bristol, BS8 1BN
Offers In Excess Of £275,000

A renovated hall floor conversion with garden positioned in the heart of Clifton Village.

- Hall Floor Conversion
- Shower Room
- Open plan Lounge Area
- Modern fitted kitchen
- Patio area with turfed rear garden
- No Onward Chain
- Electric Heating
- Renovated throughout

The Property

This light and airy one-bedroom apartment is located on the ground floor of a handsome Victorian Terrace. Fully refurbished throughout the generously sized reception room is a true highlight, featuring large windows and direct access to kitchen/ which is well-equipped with floor and wall-mounted cupboards, electric hob and cooker, integrated washing machine/dryer, dishwasher and free-standing fridge freezer. The bedroom area is comfortable and able to obtain freestanding furniture with a stylish tiled three-piece bathroom suite completing the accommodation. The property further benefits from its own private garden, which includes a patio area and raised lawned garden with walled surround, a real rarity in Clifton Village.

For a full list of renovation works please refer to agent.

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 01/01/1983
Management Fee: £120pm
Ground Rent: £30pa
Council Tax Band: A

Please Note

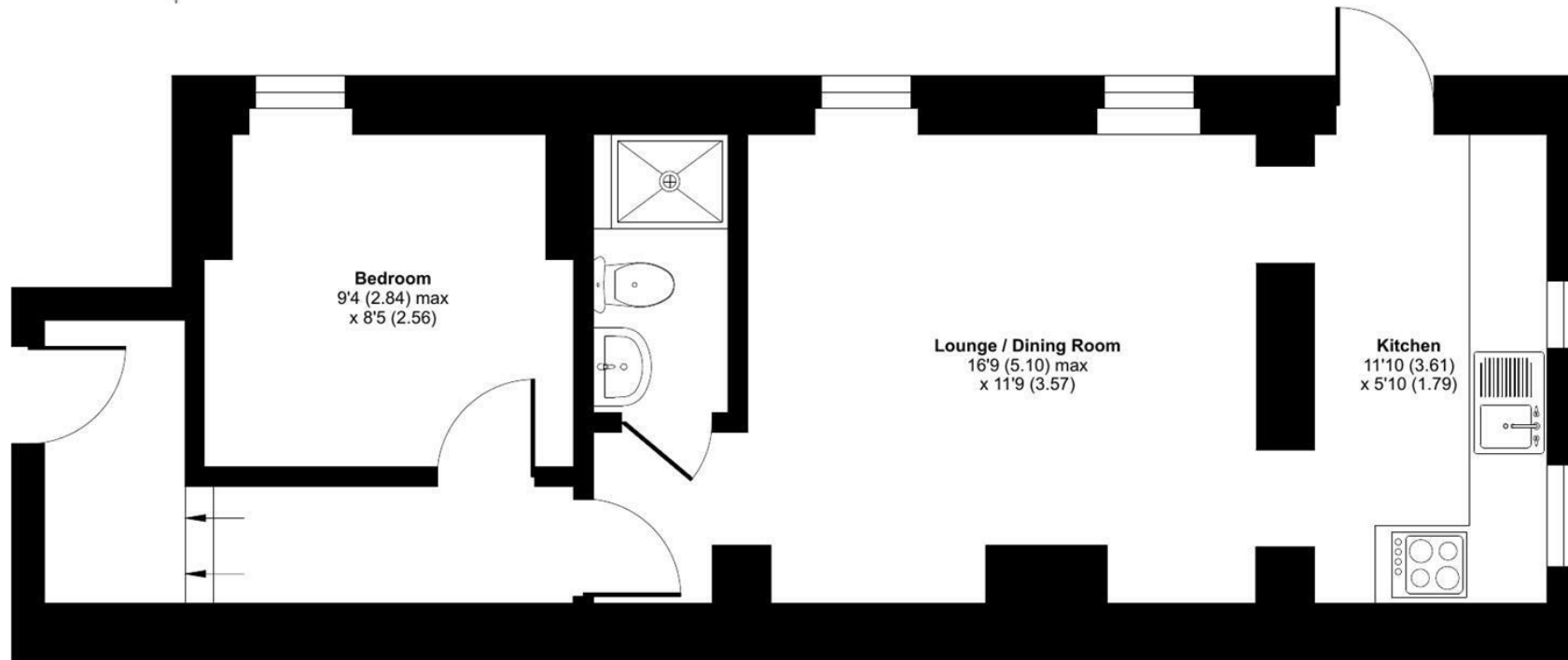
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Clifton Hill, Clifton, Bristol, BS8

Approximate Area = 431 sq ft / 40 sq m

For identification only - Not to scale



GROUND FLOOR



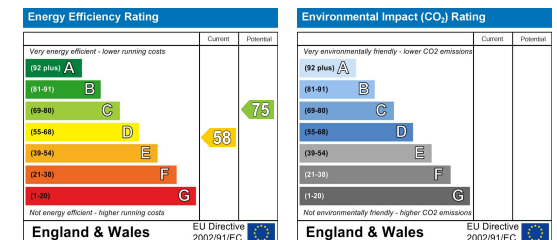
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hollis Morgan. REF: 1333526



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