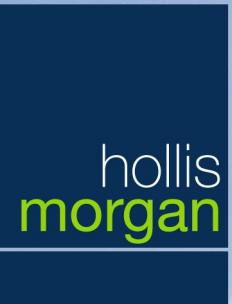


estate agents **auctioneers**



SFF, 19 Cornwallis Crescent, Clifton, Bristol, BS8 4PJ
£385,000

A well balanced period apartment situated in the ever popular Cornwallis Crescent with fine views and no onward chain.

- Second Floor Apartment
- Cornwallis Crescent
- Harbour Views
- Potential To Improve
- Two Bedrooms
- Gas Central Heating
- Communal Gardens

The Property

This charming apartment is located on the second floor of a Grade II Listed Georgian terrace, set within a moments walk from Clifton Village and benefiting from far reaching southerly views.

The living space is a good sized room located at the rear of the building and takes full advantage of the elevated position which provide genuinely breath-taking views over the Harbourside, South Bristol and the countryside beyond. The room benefits from from ceilings, panelled walls, feature fire place and two full height sash windows.

There is a separate modern fitted kitchen adjacent which features a range of wall and base units, solid wooden work surfaces, stainless steel sink and draining board, electric hob, oven, extractor hood and tiled splash backs.

Two bedrooms are located at the front of the building overlooking leafy communal gardens. Finally a fully tiled bathroom completes the accommodation which consists of bath with electric shower over, basin and low level WC.

Externally the residents on the crescent have access to the pretty and well maintained south facing communal gardens which provide a truly pleasant place to relax.

Location - Clifton

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.

Other Information

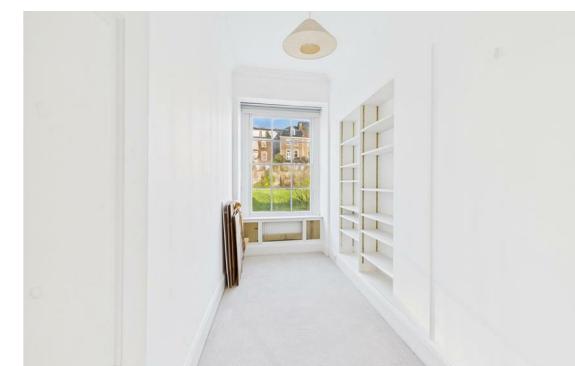
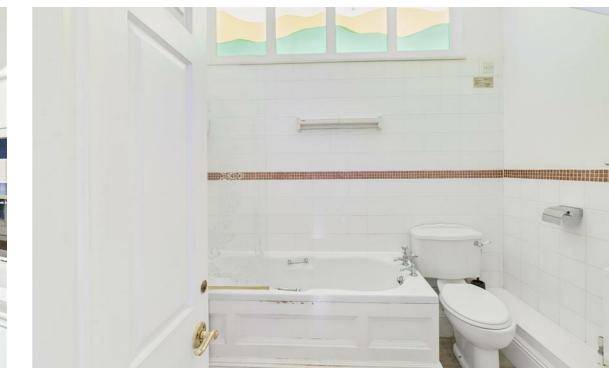
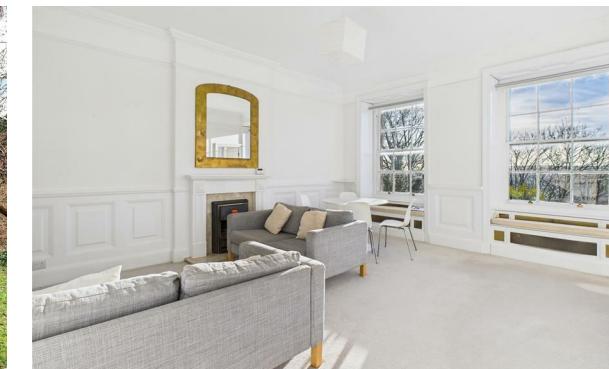
Leasehold, share of freehold

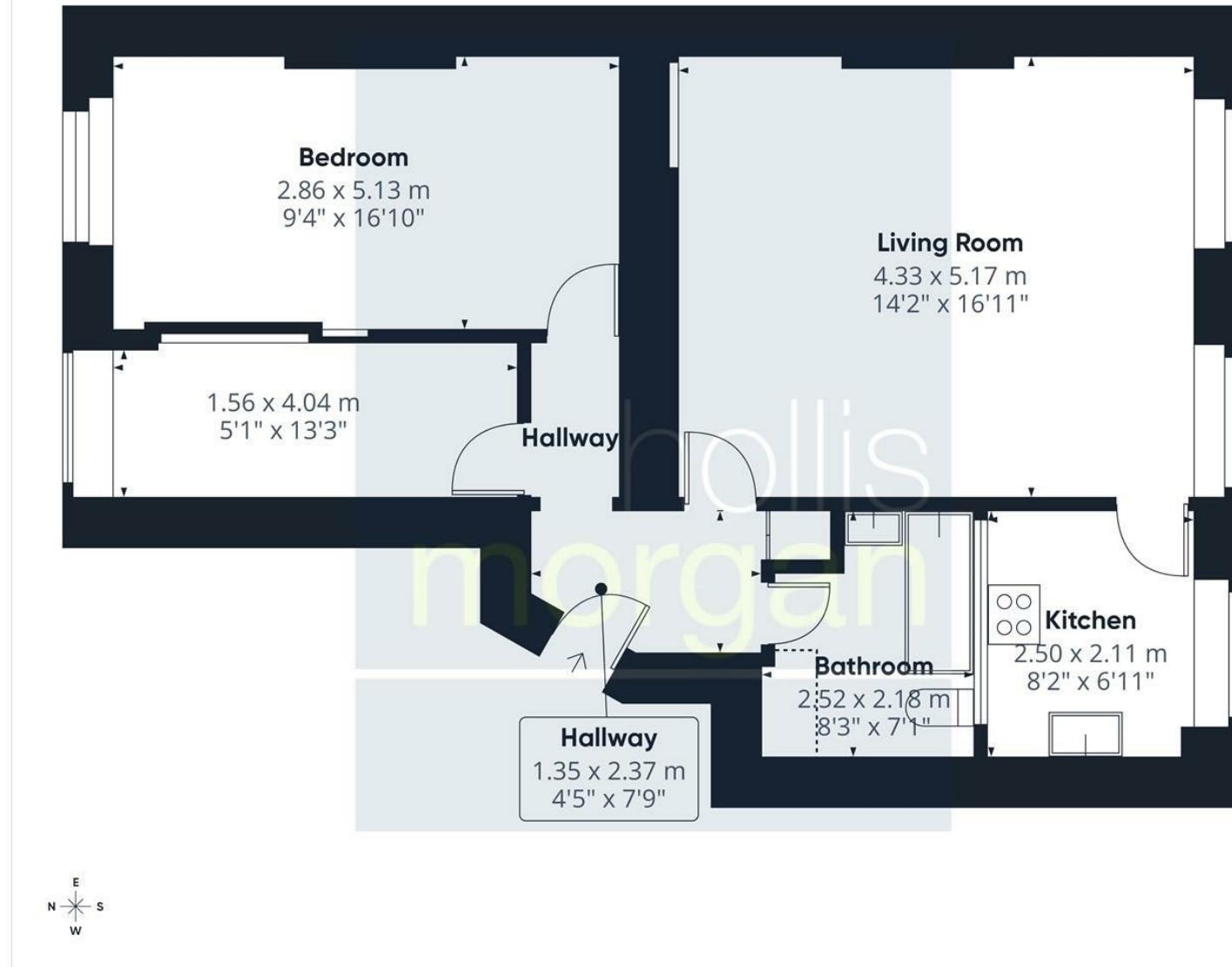
Management Fee: £100 pcm

Council Tax Band: D

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 have 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.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/81/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/81/EC			
England & Wales			

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