



Top Floor Flat, 14, Mortimer Road,
Clifton, Bristol,
BS8 4EY

TOP FLOOR FLAT, 14, MORTIMER ROAD, CLIFTON, BRISTOL, BS8 4EY

A lovely, light and spacious two double bedroom apartment situated on a quiet and convenient road on the doorstep of Clifton Village and all of its amenities. Offered for sale with no onward chain the property boasts a well-proportioned living room, two spacious double bedrooms, a bathroom, a kitchen and a sizeable entrance hallway.

USEFUL INFORMATION

- Quiet road
- Convenient location on the doorstep of Clifton Village
- Two well-proportioned double bedrooms
- No onward chain

LOCATION

A highly desirable backwater address in the heart of the fashionable Clifton Village. Ideally placed, there are a host of amenities in proximity and these include boutiques, bars and restaurants as well as state and independent schooling, primary and secondary. Recreational facilities include health and wellness clubs nearby, golf courses and mountain bike trails in Leigh Woods and the Ashton Court Estate. Clifton Downs offers 400 acres of parkland and woodland, and borders notable landmarks such as the Avon Gorge, Brunel's Suspension Bridge and the Observatory. Clifton is well placed, serving the commercial centre and provides good access to the M32, M4 and M5. There are excellent rail services available from Bristol Temple Meads, approximately two miles distant and an extensive schedule of international flights are available from Bristol International Airport.

OTHER INFORMATION

Tenure - Leasehold for 999 years from 1st January 1979 - 954 years remaining

Services - All mains services

Service charge - £35 per calendar month

Ground rent - £25 per annum

Local authority - Bristol City Council

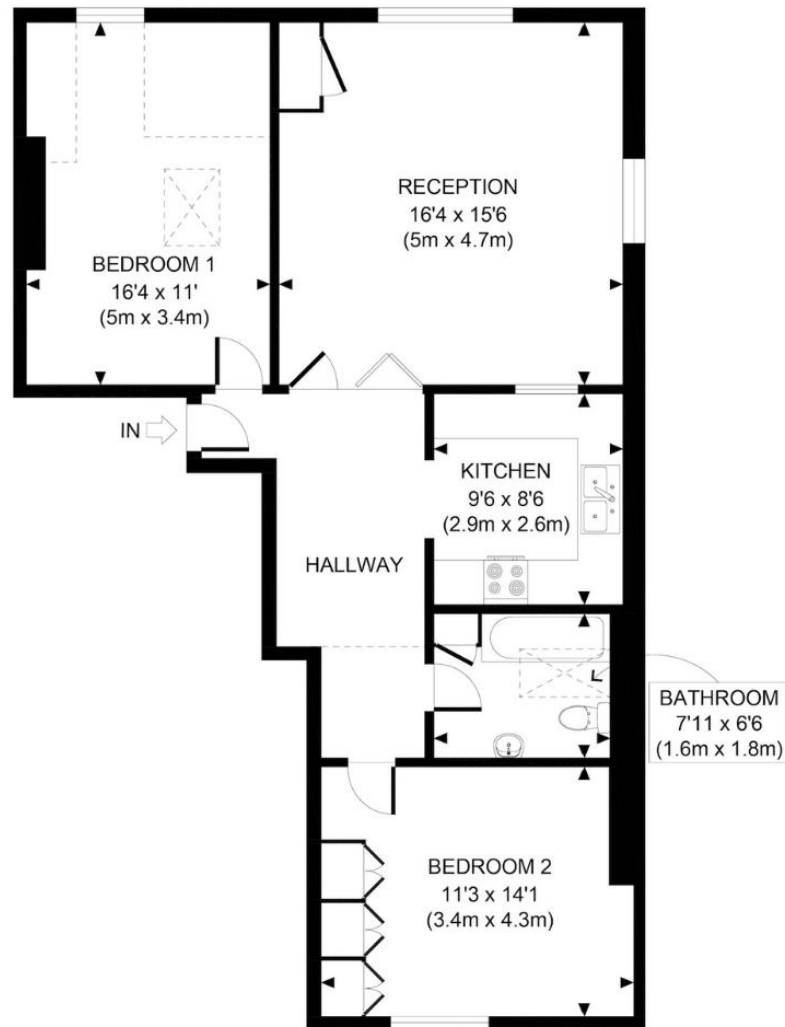
Council tax band - D - £2,460.32 24/25

Broadband connectivity - 1,000 mbps download - 220 mbps upload

Mobile coverage - Indoor - limited and likely - Outdoor - likely - with EE, 02, Vodafone and Three

EPC - D





IMPORTANT NOTE

Hydes Of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.



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