



THE GARDEN FLAT  
3 MANILLA ROAD  
CLIFTON  
BRISTOL



# THE GARDEN FLAT, 3 MANILLA ROAD, CLIFTON, BRISTOL, BS8 4ED

**A FABULOUS, VERSATILE GARDEN APARTMENT WITH OFF STREET PARKING AND PRIVATE GARDEN IN THE HEART OF CLIFTON VILLAGE, OFFERING EXCELLENT LEVEL ACCESS TO A WEALTH OF BOUTIQUES, CAFÉS AND RESTAURANTS, AS WELL AS THE DOWNS. CURRENTLY ARRANGED THREE BEDROOMS, WITH AN INTERNAL OFFICE ROOM AND LARGE LIVING ROOM WITH A RECENTLY UPGRADED SEPARATE KITCHEN, OFF STREET PARKING A CHARMING PRIVATE GARDEN TO THE REAR.**

## SUMMARY OF ACCOMMODATION

This self contained garden flat is accessed via a short run of steps to the front door, opening to an entrance porch, which in turn leads to a large living room with a bay window to the front elevation formed by sash windows. The living room is a good size and informally divides comfortably into a dining and sitting space.

The kitchen, which has been recently fitted, is accessed off the living room, and enjoys an open “pass” giving a feeling of contemporary open plan living. The wall and base units are shaker in style, and are dressed with an attractive worksurface and tiled to splashback incorporating a One and Half bowl sink serviced via a swan neck mixer tap. There is space and power for an electric over with extraction over.

In the centre of the flat is a good sized office room with mechanical ventilation, which offers an excellent opportunity for a child’s playroom or home office. There is a bathroom, and a separate cloak room with space power and plumbing for a washing machine.

To the rear of the property are the three bedrooms, which could easily be reconfigured. The third bedroom makes an excellent garden room, offering direct access to the private garden.

The private walled garden which enjoys the evening sun is a real asset to this property, and boasts a variety of plants and shrubs, and the lawned area is safely protected by wooden picket fencing.

The off street parking is on the driveway to the front of the property.

## OTHER INFORMATION

**Viewing** - Strictly by prior appointment with Hydes of Bristol - 01179731516

**Tenure** – The balance of a 999 Year Lease.

**Service Charge** – We understand Service Charge is approx. £1,200 per annum.

**Local Authority** - Bristol City Council

**Council Tax Band** - We understand to be band ‘C’ (£2,186.95 in 2024/2025)

**Services** - We understand all mains services to be to be connected.

**Broadband:** Ultrafast – Download up to 1800 Mbps with Upload up to 220 Mbps

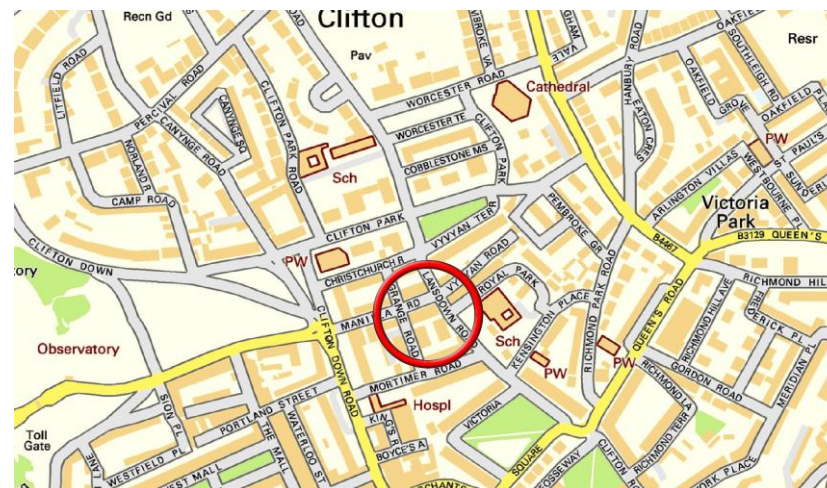
**Mobile Phone Coverage:** Data and voice “Likely” available for 02, EE, Three and Vodafone

## LOCATION

Manilla Road is in the heart of Clifton Village, with its wide range of boutiques, cafés, bars, and restaurants, is merely a short walk to Bristol University, and Durdham Downs with 400 acres of Parkland is approximately a half of a mile away.

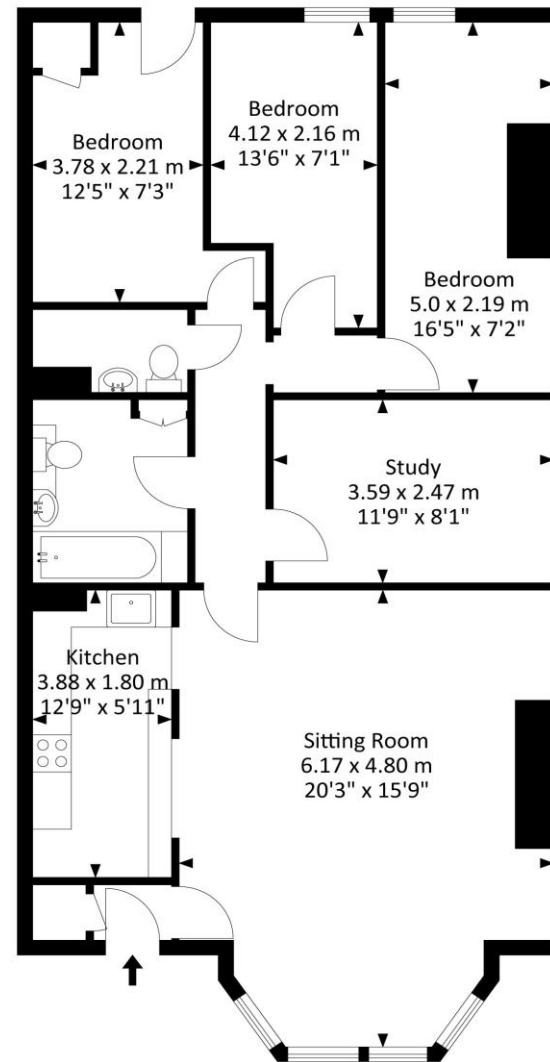
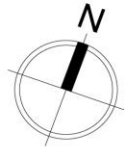
Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as the afore mentioned Durdham Downs. There is also the Ashton Court Estate, across Brunel’s famous Clifton Suspension Bridge which includes mountain bike trails and bridle paths. For those seeking more energetic pastimes, there are golf courses close by and sailing and windsurfing at Baltic Wharf, and even surfing at “The Wave.”

For the commuter, the A4 has a direct link to the commercial centre, and indeed the motorway networks M5 and M4. Bristol Temple Meads train station provides an extensive service to many cities nationwide, and the city’s international airport flies connects to many European Cities.



## Garden Flat, Manilla Road, Clifton, Bristol BS8 4ED

Approx. Gross Internal Area  
945.4 Sq.Ft - 87.8 Sq.M



For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure  
accuracy of the floor plan all measurements are  
approximate and no responsibility is taken for  
any error, omission or measurement.

### Ground Floor

#### IMPORTANT NOTE

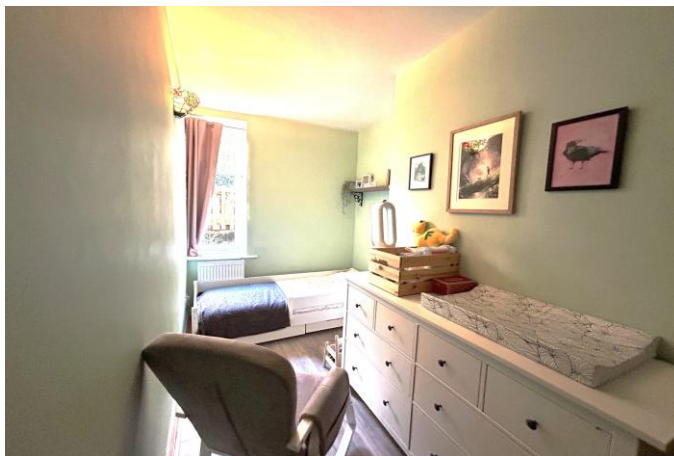
Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, 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.





**ESTATE AGENTS**  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

