



MANILLA ROAD
CLIFTON
BRISTOL

TOP FLOOR FLAT, 14, MANILLA ROAD, CLIFTON, BRISTOL

SUMMARY OF ACCOMMODATION

A light, airy and spacious two double bedroom apartment set within this attractive Victorian townhouse offering some pleasant outlooks, in a quiet and convenient location within easy level walking distance of Clifton Village and it's many sought after amenities. The generous accommodation offers a large living room with ample room for living and formal dining furniture. The kitchen/breakfast room offers a range of floor and wall mounted units providing plenty of storage and ample room for a large breakfast table. The shower room offers a large shower and wash hand basin. Further to this there are two generous double bedrooms both which offer more than enough room for a double bed and further bedroom furniture. Lastly there is a separate WC and a spacious and light landing area, which has a large and very attractive light lantern above it. It should be noted this property is offered for sale without any onward chain.

OTHER INFORMATION

Tenure - Leasehold for the remainder of a 999 year lease. With a share of the freehold

Service charge - TBC?

Local authority - Bristol City Council

Council tax band - C - £2,296.79 PA 25/26

Services - All mains services

Viewings - A minimum of 24 hours notice is required

Mobile reception - 'Good' outdoor and indoor with EE, 02, Vodafone and Three

Broadband availability - Up to 1800 mbps download and 220 upload

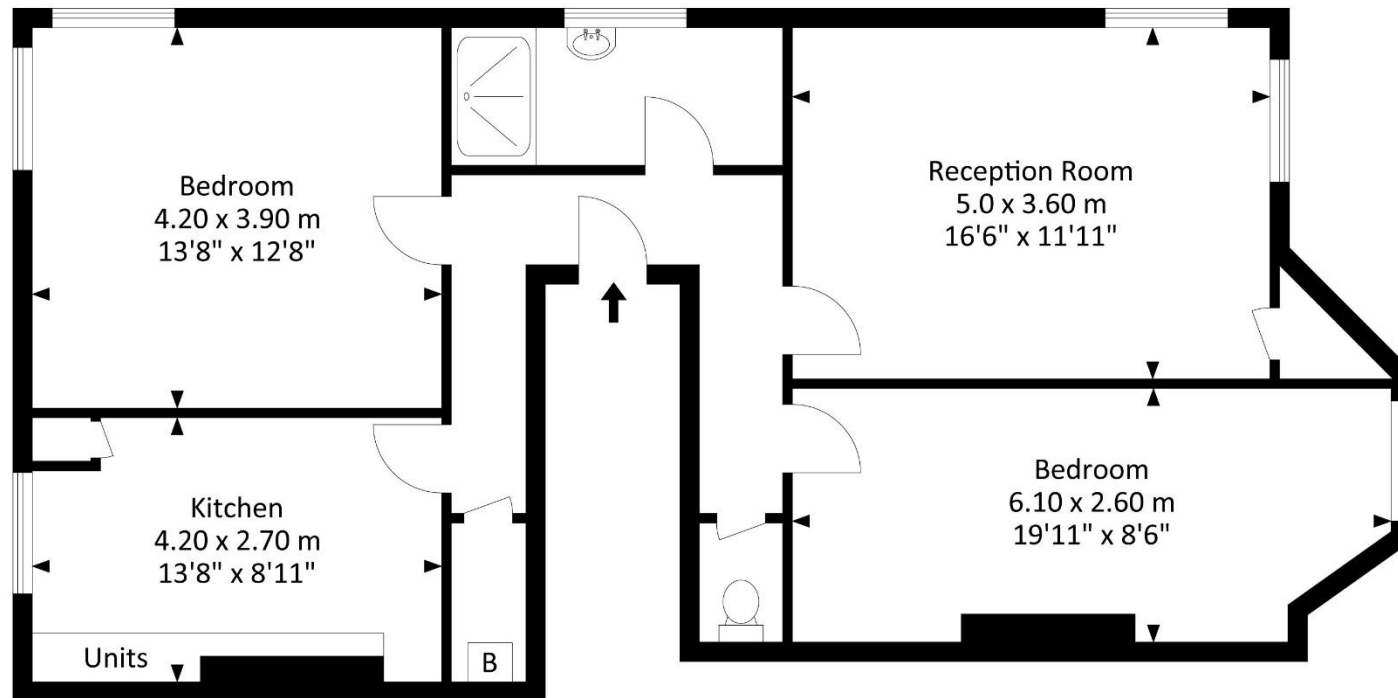
LOCATION

A highly desirable backwater addresses close to 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. The Clifton and Durdham 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	50 E	
21-38	F		
1-20	G		

Manilla Road, Clifton, Bristol BS8

Approx. Gross Internal Area
834.52 Sq.Ft - 77.53 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.

IMPORTANT NOTE

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Hydes
OF BRISTOL

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