



Clifton | Guide Price £285,000

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# Flat 3, 9 Southleigh Road, Clifton, Bristol, BS8 2BQ

- 1 Bedroom
- High Ceilings
- Period Features
- No Chain
- Prime Clifton Location

A fantastic 1 bedroom hall floor flat sold in a prime location in Clifton and with no onward chain. The property is within easy walking distance to Clifton Triangle, as well as Whiteladies Road and Clifton Village. This area is recognised in Bristol for the wide variety of eateries and leisure venues including the Everyman cinema and the Lido open air pool. There is also easy access to some of the areas bigger employers, including the University of Bristol and Bristol Royal Infirmary.

The property is accessed to the front of the building into a communal entrance, with door into this property. The entrance hall of the flat gives passage to all of the rooms. The living area is to the front and comprises the kitchen/living and dining area. Period features are very much to the fore, with a large sash window to the front, high ceiling and attractive cornice. The kitchen area offers wall and base units, built in hob and oven, worktop, sink/drain, space for low level fridge/freezer and laminate flooring. The lounge/diner area is carpeted and neutral in decor.







The bedroom is to the back with large sash window, high ceiling and cornice. The room is a double bedroom with built in cupboard housing gas central heating boiler, is carpeted and again neutral in decor. The bathroom is neatly and stylishly fitted and offers bath with electric shower over, low level WC, wash hand basin with vanity unit and a hard-wearing floor.

Sold with no onward chain.

**Important Information:**

We are informed by the vendors that the five flats within the building own the freehold and that ground rent is not collected.

The building is managed on a day-to-day basis by Hillcrest Estates.

Service Charge £1,762.80 per annum

Council Tax B (£2,009.68 per annum)

We understand a lease term of 999 years from 1985



**Energy Performance Certificate  
Rating C**



## Southleigh Road, Bristol, BS8

Approximate Area = 425 sq ft / 39.4 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). © n/checom 2025. Produced for Leese & Nagle. REF: 1267619



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**Westbury-on-Trym Office**  
125 Stoke Lane,  
Westbury-on-Trym,  
Bristol, BS9 3RW  
T 0117 962 2299  
wot@leeseandnagle.co.uk  
leeseandnagle.co.uk