

estate agents **auctioneers**



Top Floor Flat, 14 Hurle Crescent, Clifton, Bristol, BS8 2TA

£450,000

A spacious split level 1100 Sq Ft conversion with parking in a charming period conversion..

- Top Floor Conversion
- Large Footprint
- Split Level
- Potential to improve
- Parking Space
- No Onward Chain
- Gas Central Heating

### The Property

This spacious apartment is located on the top floor of an imposing Victorian building tucked away but yards from Whiteladies Road and is a prime location for professionals, students or families looking for a tranquil ideal location in the heart of Clifton.

The apartment is entered via a bright communal staircase and comprises three generously proportioned bedrooms, an L shaped living room, fitted kitchen and modern shower room. Despite being on the top floor, the property retains and has many period features such as sash windows, pictures rails, original doors and quirky vaulted ceilings in various rooms.

Whilst well maintained since ownership the property could benefit from a cosmetic updating in places and offers a large blank canvas to create a stunning home in a prime Clifton location with an allocated parking space.

### Location

Clifton is one of the most unique and sought after locations in the City. From its very early days as a Spa destination to the later Georgians and Victorians Clifton offers charm at every turn from the fine sweep of Royal York Crescent to the grandeur of Victoria Square. At its heart lies the picturesque "Village" offering an eclectic range of independent shops, boutiques, cafes, bars and restaurants including Cote, The Ivy and the Avon Gorge Hotel. 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: 999 years from 10 December 1973

Management Fee: to follow

Council Tax Band: C

### Please Note

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