

estate agents **auctioneers**

**hollis  
morgan**



13 Wellington Terrace, Clifton, Bristol, BS8 4LE  
**£350,000**

A practical and extremely well located Clifton Village apartment with no onward chain.

- Hall Floor Conversion
- Two Double Bedrooms
- Communal Gardens
- Fitted Kitchen
- Internal Storage Unit
- No Onward Chain

### The Property

Situated on the sought-after Wellington Terrace in the heart of Clifton, this spacious two-bedroom ground floor apartment offers an exciting opportunity to enhance a superb home in one of Bristol's most desirable locations.

The property features well-balanced accommodation with a generous reception room, separate kitchen, two bedrooms, and bathroom, all benefiting from excellent natural light and high ceilings throughout. While well maintained, the apartment would now benefit from updating, offering buyers excellent scope to modernise and add value to suit their own tastes and requirements.

### Location

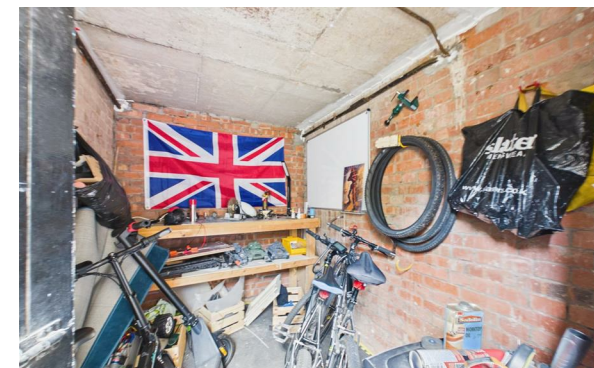
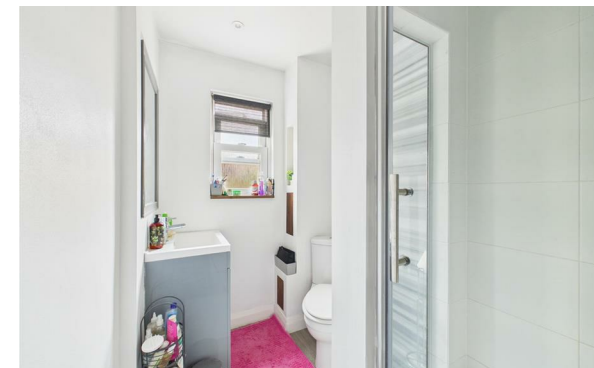
Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton Village including Clifton Down shopping Centre. 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.

### Further Information

Leasehold: 171 years remaining  
Ground rent: N/A  
Management Fee: £100 pcm  
Council Tax Band:

### Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.





Basement



Ground Floor

Approximate total area<sup>m</sup>

63.9 m<sup>2</sup>  
688 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	75		83
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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