

estate agents **auctioneers**

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GFF, 14 Richmond Park Road, Clifton, Bristol, BS8 3AP

£325,000

Located on the highly sought-after Richmond Park Road in Clifton, this charming one-bedroom flat beautifully combines period character with modern convenience.

- Prime Clifton Village location
- Recently refurbished kitchen
- Modern finish throughout
- Period features
- Separate reception room
- Loft storage
- Moments from Clifton Village
- New central heating system installed in November 2022

The Property

This character filled hall floor period apartment features a recently refurbished kitchen, fitted with a range of base and wall-mounted cabinets and open shelving, complemented by attractive wooden worktops, providing both style and practicality. The kitchen is separate from the living room, creating a well-defined and functional living space.

The bright and spacious living room is flooded with natural light through impressive sash windows, a stunning period feature that enhances the room's character. A beautiful marble fireplace serves as an elegant focal point, adding further charm to the space.

The modern bathroom is fitted with a contemporary three-piece suite, including a bath with overhead shower. The well proportioned bedroom benefits from large windows with original shutters and offers ample space for a double bed alongside additional storage furniture.

Further benefits include access to a useful loft storage area accessible via the bedroom, providing a valuable additional storage space rarely found in similar properties.

Ideally located within easy reach of Clifton Village, local amenities, and excellent transport links, this attractive flat presents an excellent opportunity for first-time buyers, professionals, or investors.

Location - Clifton

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.

Please Note

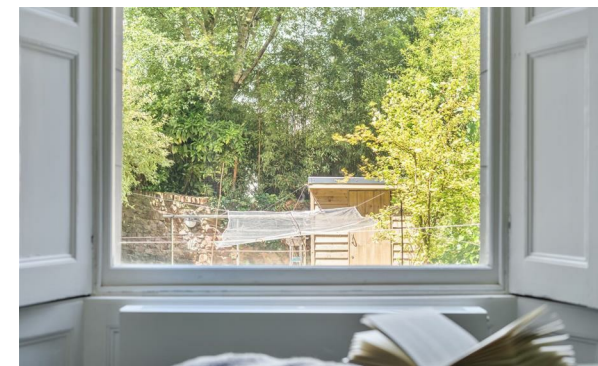
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Other Information

Leasehold. 999 year lease.

Management Fee: £160 pcm

Council Tax Band: C



Richmond Park Road, Bristol, BS8

Approximate Area = 581 sq ft / 53.9 sq m (excludes storage)

Loft Space = 59 sq ft / 5.4 sq m

Total = 640 sq ft / 59.3 sq m

For identification only - Not to scale



GROUND FLOOR



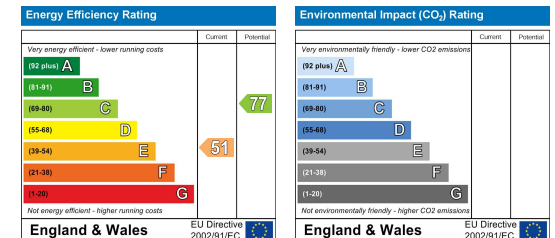
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