estate agents auctioneers

hollis morgan



GF, 34 Royal Park, Clifton, Bristol, BS8 3AN

£385,000

A spacious and well presented two-bedroom garden flat in the sought after area of Clifton.

- Two double bedrooms
- Private garden
- Utility cupboard
- Airing cupboard
- No onward chain
- Modern interior
- Desirable location

The Property
Upon entering the property, you are welcomed into a generous entrance hall leading through to a bright and airy living room, where a large bay window floods the space with natural light. The living area is semi open plan, offering a practical and sociable layout with the adjoining modern kitchen. Well-equipped with an excellent range of base and wall-mounted cabinets, the kitchen provides ample storage.
The property features two generously sized double bedrooms. The second bedroom comfortably accommodates a double bed and benefits from a useful built-in storage cupboard. The impressive master bedroom offers plenty of space for additional furniture and enjoys direct access to the private rear garden.
The spacious family bathroom is fitted with a bath and overhead shower, providing both practicality and comfort. The property also benefits from additional storage off the hallway, including an airing cupboard and a separate utility cupboard.
Outside, the enclosed rear garden offers a peaceful outdoor space, complete with an apple and pear tree. With gated rear access, the garden also presents the opportunity to be used as off-street parking.

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.

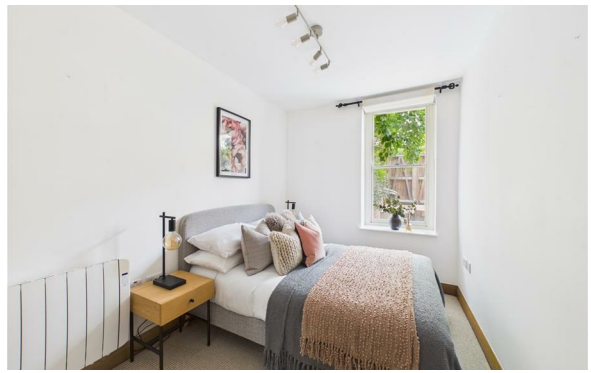
Other Information
Leasehold. 954 years remaining
Management Fee: £50 pcm
Council Tax Band: C

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.









Approximate total area(1)

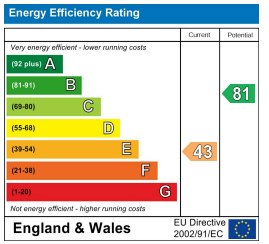
66.7 m²

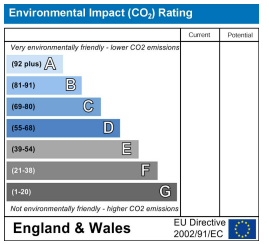
718 ft²

(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.

GIRAFFE360





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