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morgan**



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

£425,000

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

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Approximate total area^m
61.8 m²
664 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.

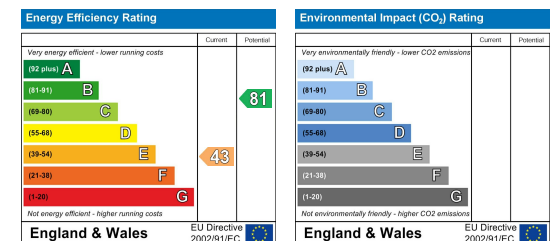
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