

First Floor Front, 3 Manilla Road, Clifton, Bristol, BS8 4ED

£190,000

A superbly located first floor apartment in need of basic cosmetic updating.

- Manilla Road
- First Floor Flat
- Cosmetic Updating Required
- Bay Window
- Uility Area
- No Onward Chain
- Electric Heating

The Property
The apartment is situated on the first-floor level of an attractive period building which makes up part of the ever-popular Manilla Road. Upon entry you're greeted by light and airy lounge area with high ceilings and bay window with working multiple sash window. Situated parallel is a well-appointed kitchen area complete with integrated appliances, laminated work surfaces and matching wall and base units. The remaining floor space consists of a bedroom, large utility/washing area and three-piece bathroom suite. Whilst presentable the property does require updating throughout and has been modestly priced to reflect this.

Location
Clifton Village 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 Georgian and Victorian influences 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, residue 999 years.

Management fee - £103 pcm

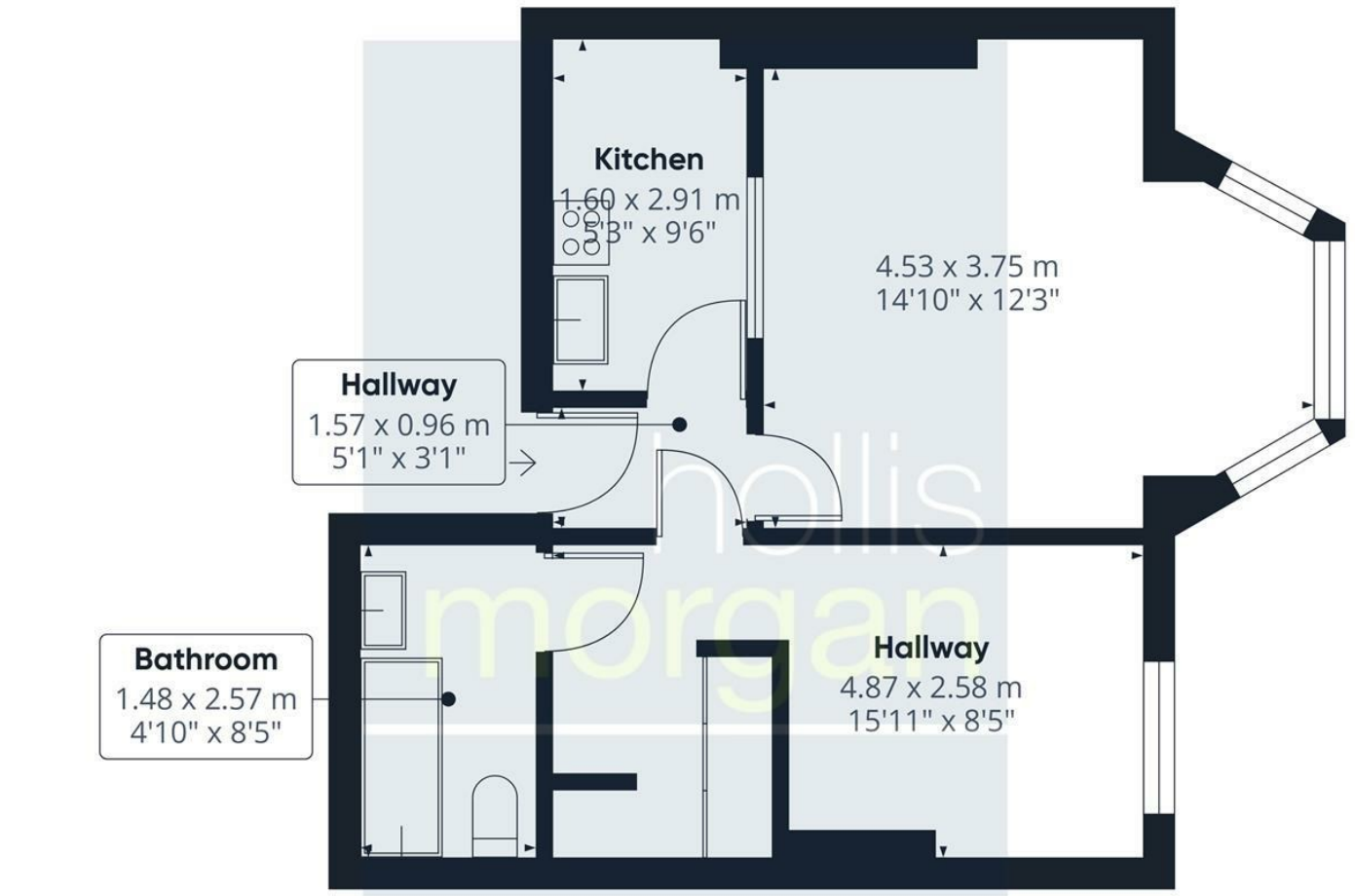
Council Tax Band - A

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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries.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)

37.6 m²

405 ft²

(1) Excluding balconies and terraces

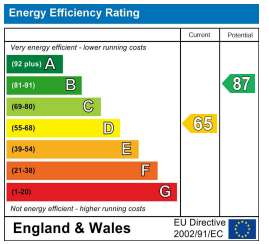
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

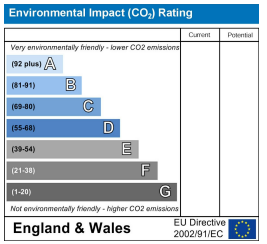
GIRAFFE360

TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ





hollis
morgan