

estate agents **auctioneers**

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morgan**



Courtyard Flat, 8 Bellevue, Clifton, Bristol, BS8 1DA

£350,000

A sizeable (776 sq ft) and character filled apartment with charming courtyards and impressive communal gardens. No Onward Chain.

- Garden Apartment
- 750 Sq Ft
- Period Detail
- Generous Accommodation
- Large Kitchen/Diner
- Private rear courtyard
- Communal Gardens
- No Chain
- Utility Area
- Additional Cellar with conversion potential, please refer to agent

The Property

A beautifully proportioned Georgian garden apartment offering generous one-bedroom accommodation with an abundance of character and elegant period charm throughout. The property boasts sizeable rooms with high ceilings, large sash windows, and a wonderful sense of light and space.

The spacious living accommodation combines classic Georgian features with comfortable modern living, while the well-appointed kitchen and substantial double bedroom provide excellent versatility and storage.

A particular feature of the apartment is the private courtyard space to both the front and rear, creating ideal areas for outdoor dining, entertaining, or quiet relaxation.

Set within an attractive period building, this impressive garden apartment presents a rare opportunity to acquire a substantial home full of timeless character and outdoor space.

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: 850 years from 1 January 1992

Ground rent: £50 pa

Management Fee: £70pcm

Council Tax Band: C

Please Note

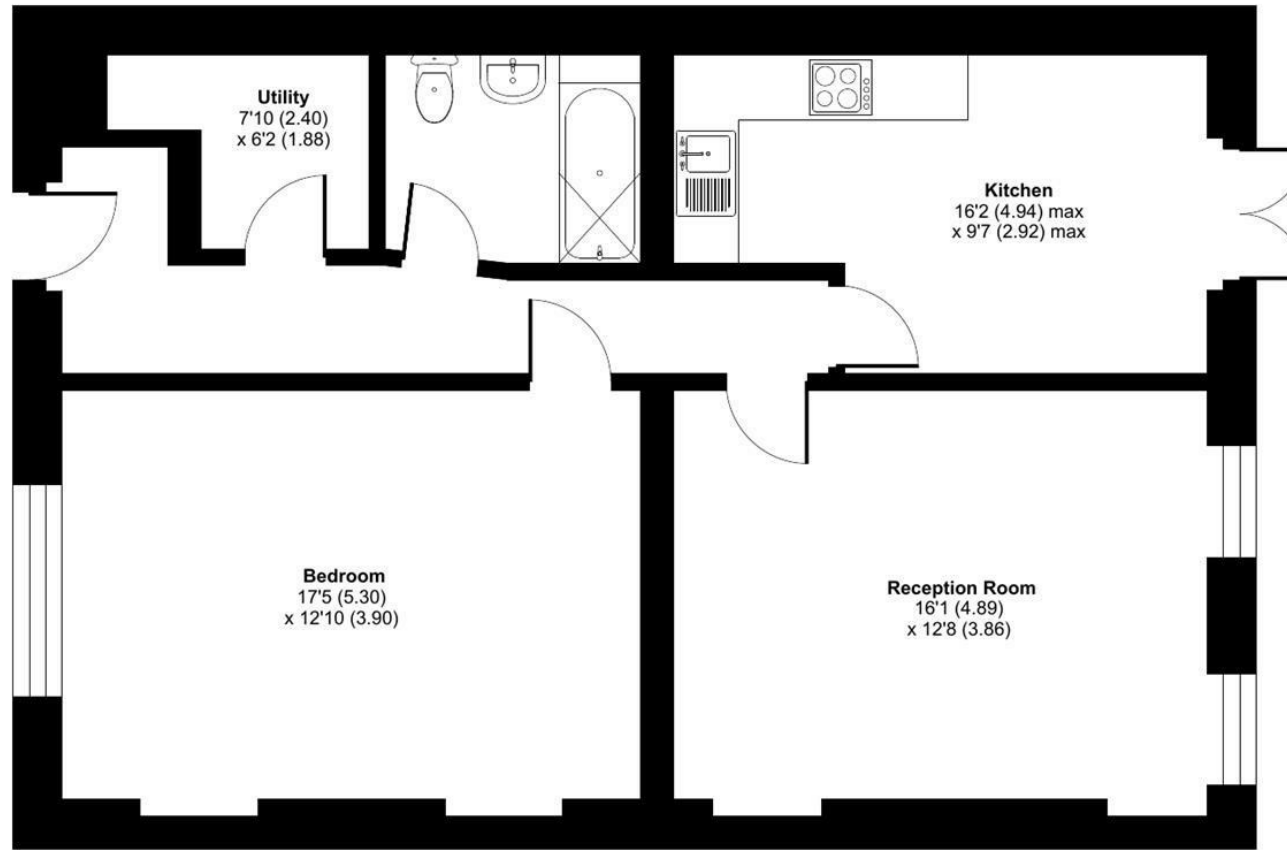
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Bellevue, Bristol, BS8

Approximate Area = 776 sq ft / 72 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Hollis Morgan. REF: 1459823



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
70	77		

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

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