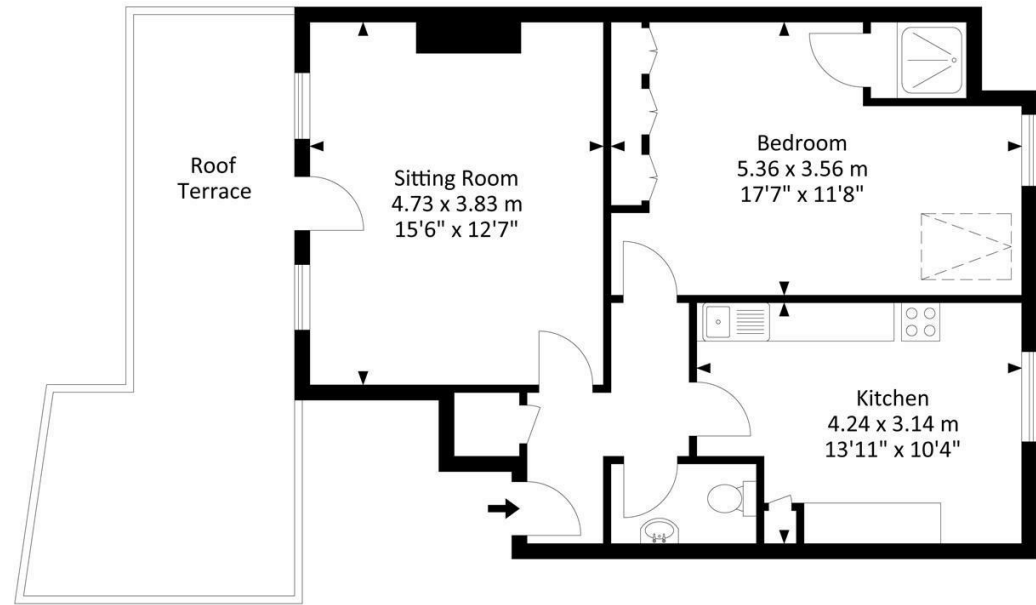




Regent Street, Clifton,  
Bristol BS8 4HW

Approx. Gross Internal Area  
624.0 Sq.Ft - 58.0 Sq.M



For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure  
accuracy of the floor plan all measurements are  
approximate and no responsibility is taken for  
any error, omission or measurement.

**Tenure:** Leasehold  
**Floor area:** 624.00 sq ft  
**Tax Band:** B

**Local Authority:** Bristol City Council

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Top Floor Flat 21 Regent Street, Clifton, BS8 4HW

Guide price £250,000

NO ONWARD CHAIN. Situated on the third floor and enjoying truly stunning far-reaching views, this beautifully presented one-bedroom apartment offers an excellent opportunity for first-time buyers, investors, or those seeking a stylish Clifton Village base. One of the standout features of the property is the fabulous private terrace, providing the perfect space to relax, entertain, and take in the impressive outlook. The apartment has been well maintained and offers a bright, modern feel throughout, allowing the next owner to move straight in and enjoy everything this sought-after location has to offer. The layout comprises: Entrance Hall, Lounge/Dining Room with roof terrace, Kitchen, Bedroom. EPC Rating - C. Leasehold - 999 year lease

Ground Floor Communal Entrance

Third/Top Floor Door to Flat

Entrance Hall



Doors to large storage cupboard, Lounge, Bedroom, Kitchen and Water Closet.

WC



Low level close coupled wc and pedestal wash hand basin. Radiator.

Kitchen

13'10" x 10'3" (4.24 x 3.14)



Fitted with a contemporary range of wall and base units with

marble effect work surfaces over, washing machine and space for a tumble dryer. Inset stainless steel sink and drainer with tiled splash backs and mixer tap. New Electric cooker with gas hob. Free standing fridge and freezer. UPVC double glazed window to front. Vinyl floor and radiator. Door to gas combi boiler.



Lounge

15'6" x 12'6" (4.73 x 3.83)



A nice size room with two UPVC double glazed windows to back. Feature fireplace. Radiator. UPVC door to large terrace.



Bedroom

17'7" x 11'8" (5.36 x 3.56)



UPVC window to front. Radiator. Door to shower with thermostatically controlled shower. A range of fitted wardrobes and cupboards.



Terrace



Large outside terrace with exceptional views over South Bristol.



Leasehold Information and Management Charges

The property has a brand new lease with a remainder of 999 years. We understand the management charge per annum is £600 and covers all communal areas, lighting and building insurance.

Disclaimer

The seller of this property is a relation of an employee of Gino's Estate Agents.