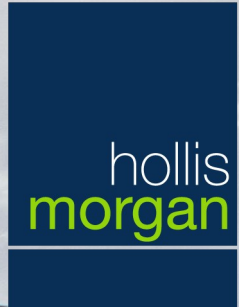


estate agents **auctioneers**



26 The Fosseway, Clifton, Bristol, BS8 4EH

£195,000

This well-presented one-bedroom RETIREMENT apartment is located within a peaceful and well-maintained development, exclusively for residents aged 60 and over.

The Property

The property features a bright, open-plan living space with a fitted kitchen adjacent to the living room. The living room is enhanced by double doors that open to views over Birdcage Walk, allowing for an abundance of natural light and a beautiful outlook. The spacious double bedroom benefits from built-in wardrobes, providing excellent storage. The bathroom is finished to a high standard and is fitted with a walk-in shower, offering both style and convenience. Residents of the development enjoy access to communal facilities, which include a residents' lounge, gardens, and on-site management, as well as added security features such as a secure entry system and emergency assistance. Ideally situated close to local amenities and transport links, this apartment is perfect for those seeking independent living within a supportive community.

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.

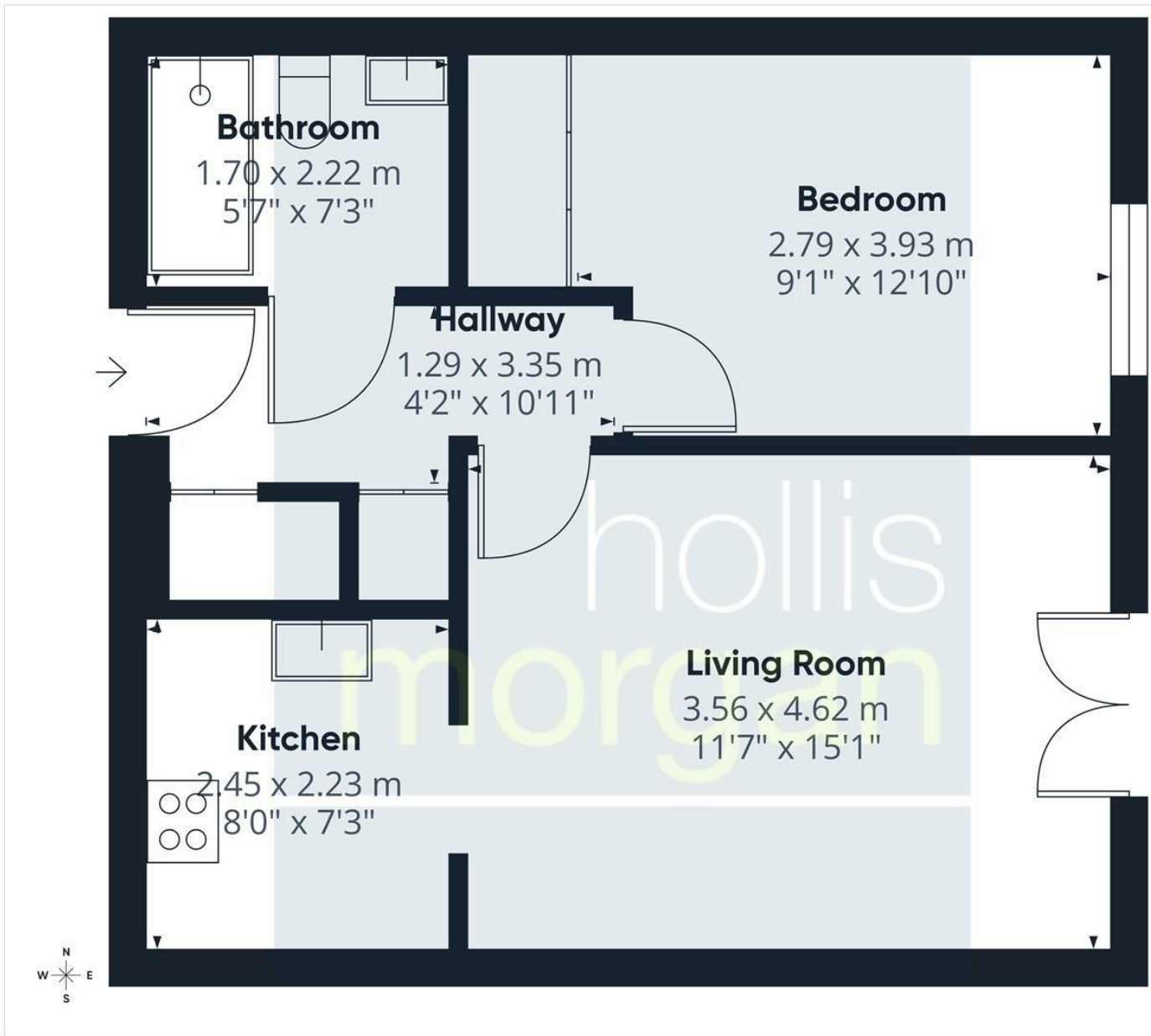
Other Information

Leasehold - Please refer to agent
Ground Rent: Circa £184 per annum
Management Fee: Circa £306 pcm
Management Company: Freemont Property Management
Council Tax Band: D

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^m

42.8 m²
461 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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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

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|-----------|--|-----------|---|--|--|--|--------------------|--|--|--|------------------|--|--|--|------------------|--|--|--|------------------|--|--|--|------------------|--|--|--|------------------|--|--|--|-----------------|--|--|--|---|--|--|--|
| Current | Potential | Current | Potential | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | 66 | | 67 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 74 | 57 | 67 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| England & Wales | | England & Wales | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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