

estate agents **auctioneers**

**hollis
morgan**

TFF, 32 Bellevue Crescent, Cliftonwood, Bristol, BS8 4TE
£240,000

A captivating and cosy top floor apartment with outstanding views over the Harbourside. No Onward Chain.

- Top Floor Apartment
- Fine Views
- Period Conversion
- Bellevue Crescent
- No Onward Chain
- Allocated Off-Street Parking

The Property

This charming one-bedroom top-floor flat is located in a fine period terrace on the ever-popular Cliftonwood Crescent, the modern fitted kitchen with breakfast bar and lounge offer dual aspect which provides truly speculator views over Bristol Harbourside, there is a comfortable bedroom to the rear and white three piece bathroom suite which completes the accommodation. The property also benefits from allocated off-street parking.

Location

Cliftonwood 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.

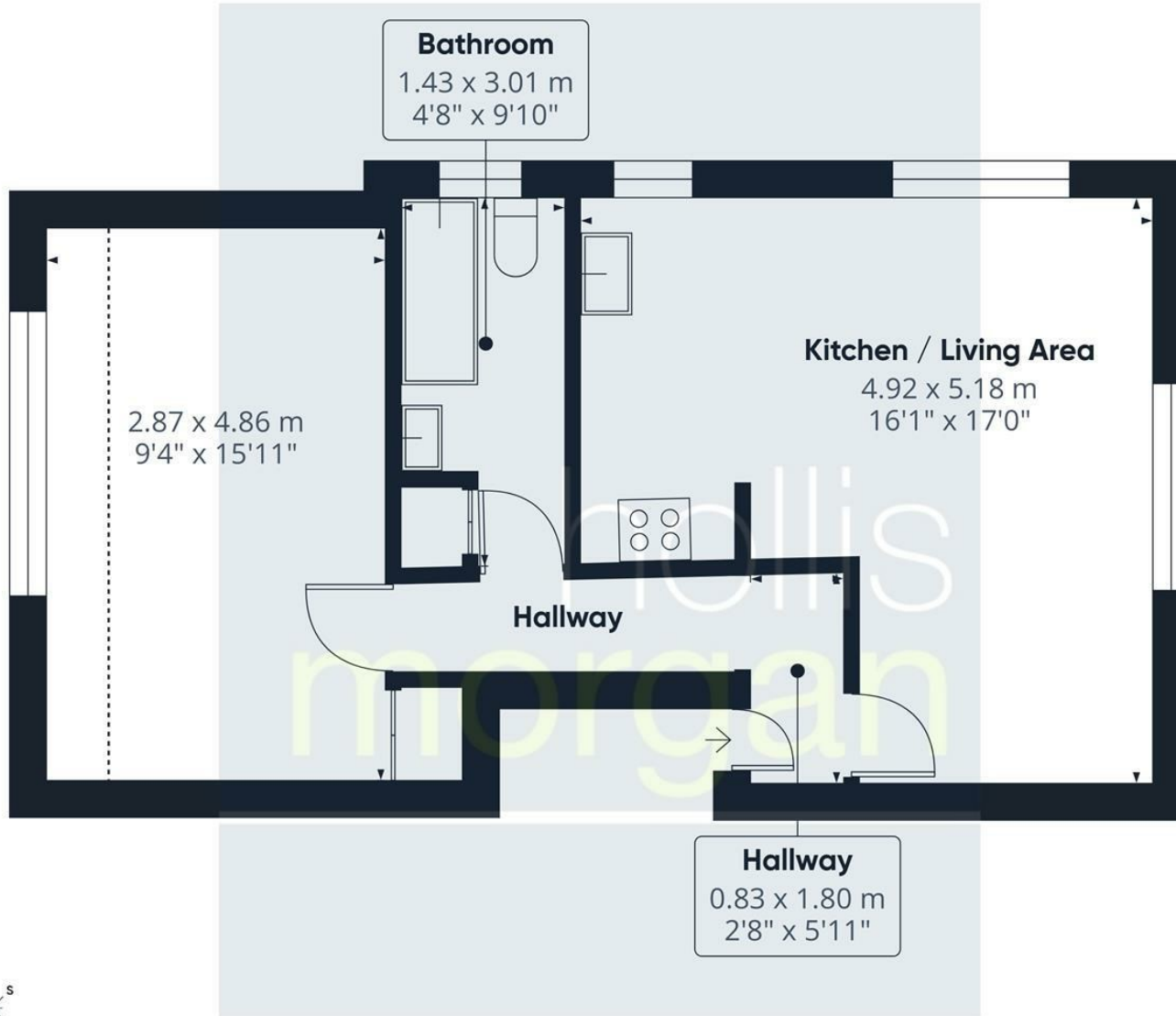
Please Note

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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries.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

Further Information

Tenure - Leasehold
Management Fees - To Follow
Council Tax - TBC
EPC -





Approximate total area⁽¹⁾

43.6 m²
469 ft²

Reduced headroom

2 m²
21 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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	
	69		
	80		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

hollis
morgan
