

estate agents auctioneers



11 Melrose Place, Clifton, Bristol, BS8 2NQ

£365,000

A character filled raised hall floor apartment yards from the Vibrant Whiteladies Road. No Onward Chain.

- Raised Hall Floor Apartment
- Large Living area
- Separate Kitchen
- 2 Bedrooms
- Period Features
- Modern fitted Bathroom
- No Onward Chain
- Gas Central Heating

The Property

Occupying the hall floor of this attractive Georgian townhouse this charming apartment is located amongst the vast range of amenities Whiteladies Road has to offer such as bars & restaurants and grocery shops and small boutiques as well as being only a short walk away from Clifton Down Train Station. Internally, the property has been well kept and would make a fantastic first-time purchase.

Upon entry you're greeted by an impressive lounge area with feature fireplace, cornice coving and a stunning central sash window with shutters. A separate fitted kitchen with appliances and recently installed three piece bathroom is situated in the central floor space with two rear bedrooms located at the rear, No 1 prospering from a floor to ceiling sash window which provides a pleasant outlook over the neighbouring gardens. The property benefits further from gas central heating and is offered to the market with no onward chain.

Location

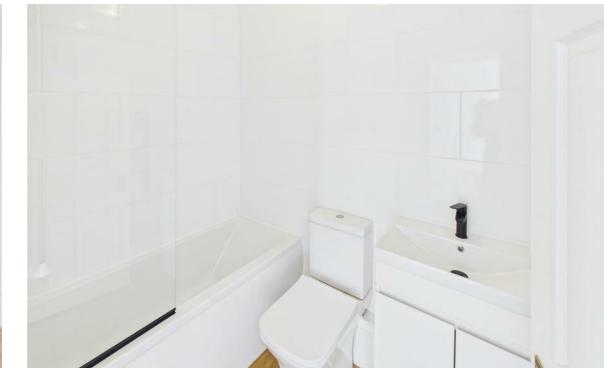
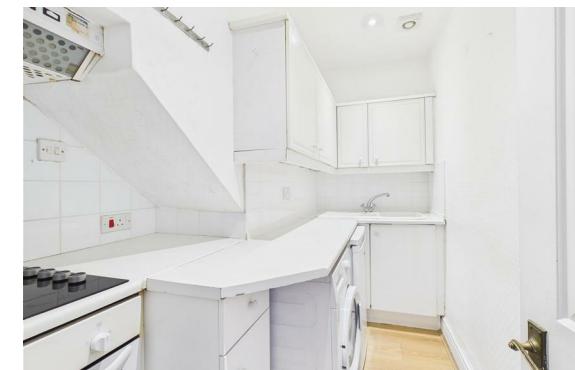
Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton 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.

Further Information

Leasehold: Please Refer to agent
Management Fee: £337.30 pcm
Ground rent: £50 pa
Council Tax Band: B

Please Note

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

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

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Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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

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

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