

Flat 3, 2A Rodney Place, Clifton Village, Bristol, BS8 4HY

Offers In Excess Of £325,000

Hollis Morgan - A charming first floor apartment situated in the heart of Clifton Village. No Onward Chain.

- Regency Terrace
- 2015 Conversion
- Central Clifton Village
- Two Bedrooms
- No Onward Chain
- Pleasant outlook
- Residents' Parking Scheme

The Property
The first floor apartment offers all the charm expected of a Regency terrace with high ceilings and sash windows alongside the inherent benefits of a recent conversion, with sound proofing and a modern finish throughout. The property is accessed via a smart communal area with stairs leading to the apartment and a charming outlook to the front aspect over the gardens. The property is extremely bright and airy, comprising two double bedrooms, stylish bathroom and an open plan living space with bespoke kitchen and all integrated applicants included.

Location
Located in the heart of Clifton, the property offers level access to the Village's many amenities including cafes, restaurants, shops, bars and boutiques as well as convenience bus route access to Whiteladies Road and Park Street. Clifton College and Clifton High are within a few hundred yards and the Durdham Downs is nearby with 400 acres of recreational space and there are a number of highly regarded schools, both state and independent, virtually on the doorstep. For the commuter there are excellent communication links, the M32 accesses the M4 (London and South Wales) and the M5 (the Midlands and South West). Bristol Temple Meads provides regular services to most cities nationwide.

Further Information
125 year lease
Ground rent: £200 pa
Management fees: circa £208 pcm
Management company: Centrick
Council tax Band: B

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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries.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

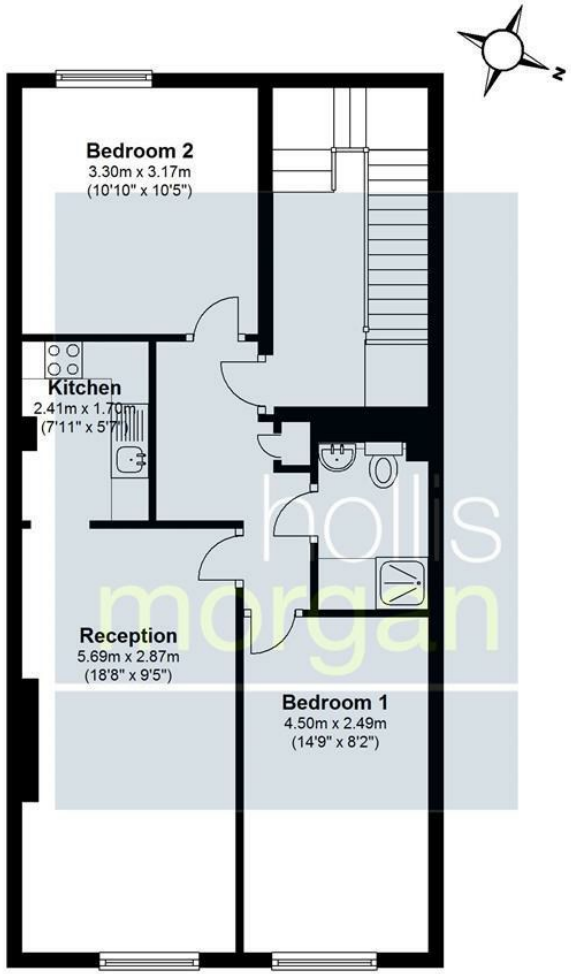







First Floor Apartment

Approx. 53.0 sq. metres (571.0 sq. feet)



Total area: approx. 53.0 sq. metres (571.0 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplan Produced by Westcountry EPC
Plan produced using PlanUp.

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