

estate agents **auctioneers**

**hollis  
morgan**



12, Brandon Villa's Jacobs Wells Road, Clifton, Bristol, BS8 1EU

**£215,000**

A stylish purpose built apartment located in a desirable position moments from Clifton Village

- Modern Apartment
- Established Development
- Open Plan Living
- Tasteful Decor
- Central Location
- No Chain

### **The Property**

The property occupies the upper floors of a cleverly designed modern development, with the external finish inspired by the period townhouses of Cliftonwood. Internally the apartment has been carefully configured to utilise the 485 Sq Ft footprint with a light and airy kitchen/lounge area positioned at the front of the apartment, the kitchen comprises a range of matching wall base unit, stainless steel sink, tiled splash backs and integrated appliances.

The lounge area benefits from large double glazed windows which provide a pleasant outlook towards Brandon Hill. Making up the remaining accommodation is a large storage cupboard with plumbing for appliances, double bedroom and fully tiled three piece bathroom suite.

### **Location**

Jacobs Wells Road is located on the East Side of Clifton within a few yard of QEH School with excellent access to Clifton Village, The Harbourside and the Triangle whilst The University of Bristol an Royal Infirmary are both within one mile.

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 Mead

### **Further Information**

Leasehold. Residue of 999 years  
Ground Rent: £350 pa  
Management Fee: £156.04 pcm  
Council tax: B

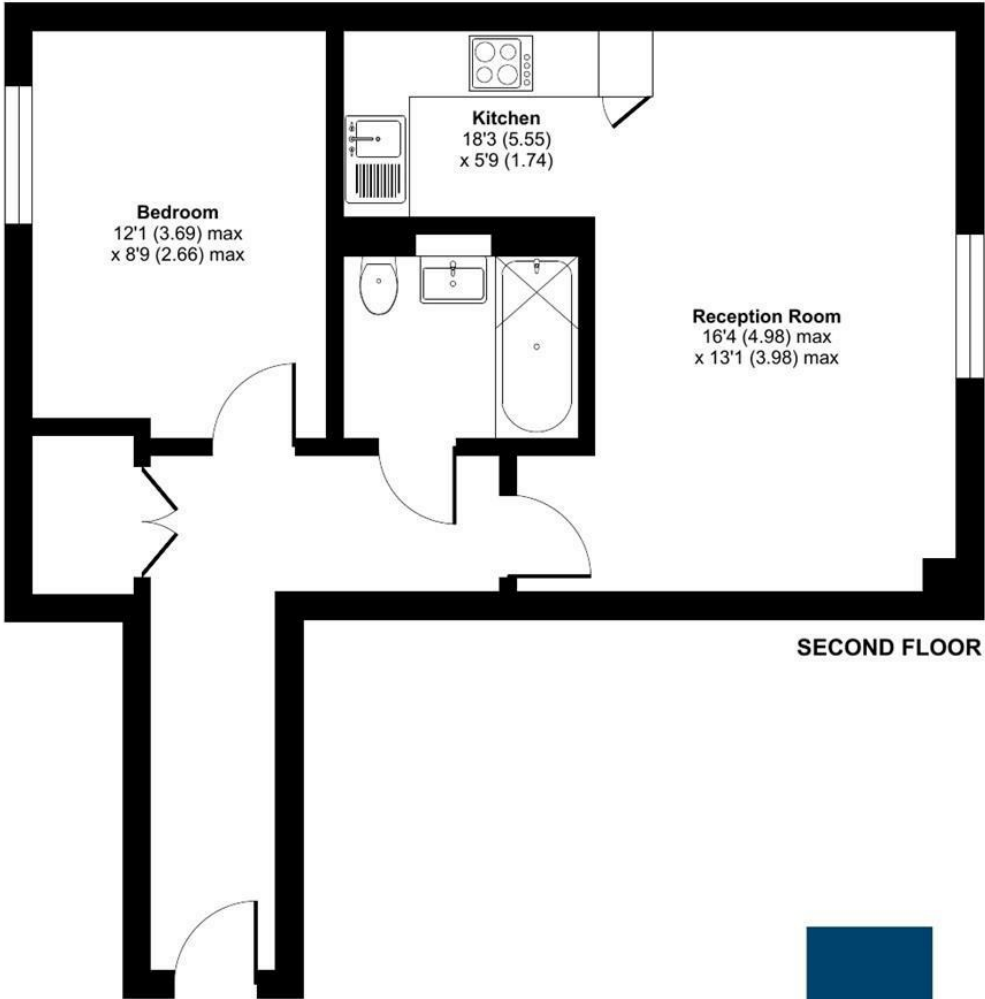
### **Please Note**



# Jacobs Wells Road, Bristol, BS8

Approximate Area = 499 sq ft / 46.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Hollis Morgan. REF: 1345012



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	69		82
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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