



11 Melrose Place, Clifton, Bristol, BS8 2NQ  
Offers In Excess Of £350,000

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

- Raised Hall Floor Apartment
- Large Living area
- Seperate 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**

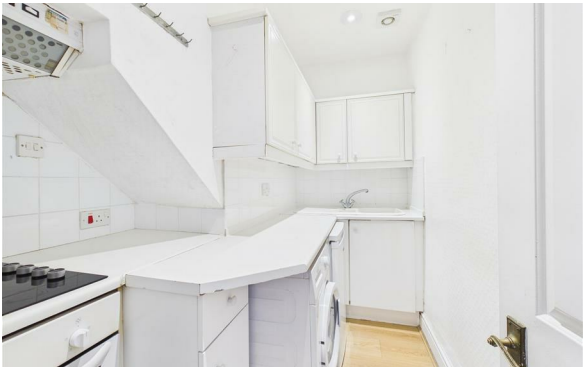
Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton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

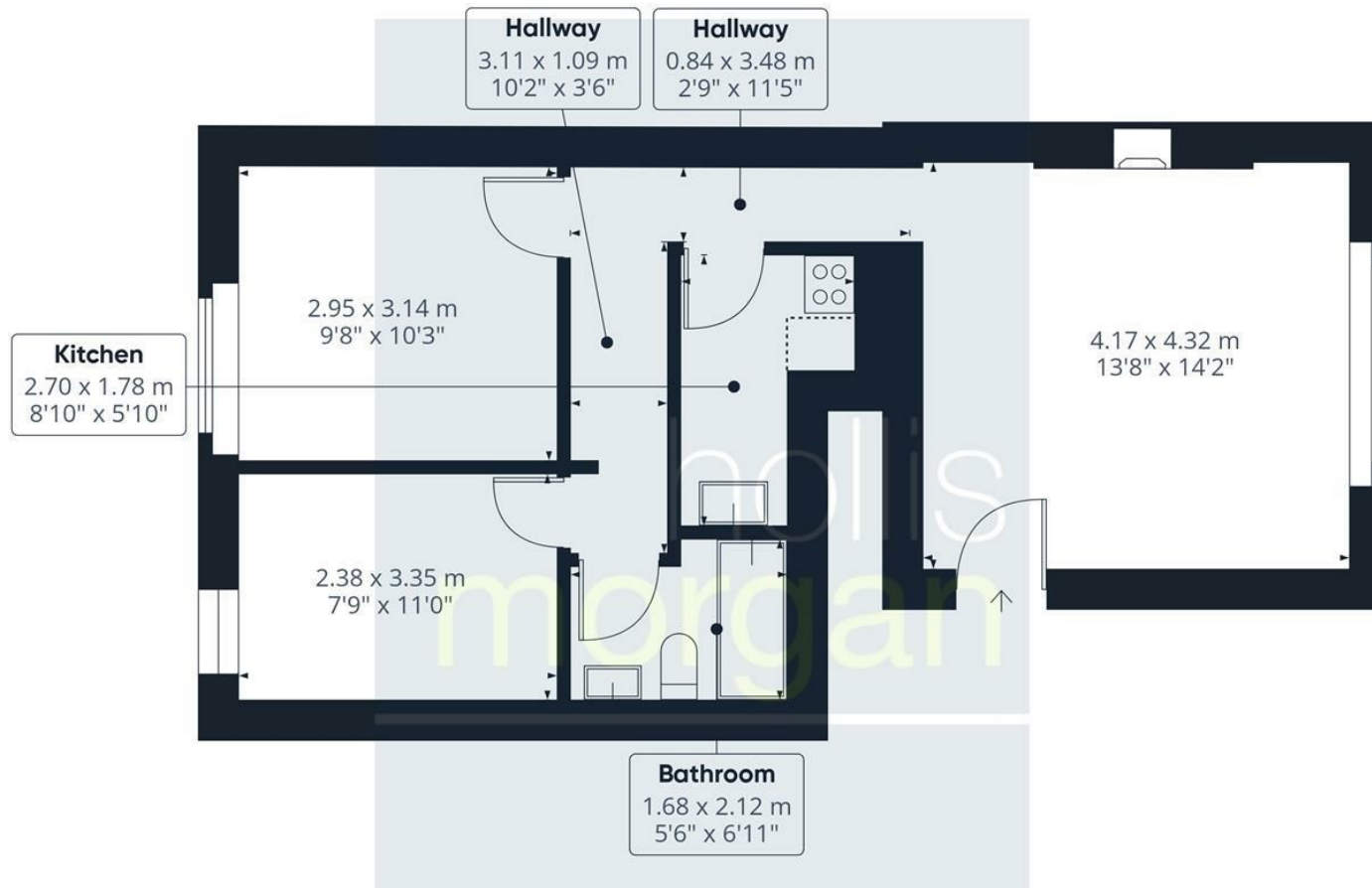
**Further Information**

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

**Please Note**

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<sup>(1)</sup>

49.6 m<sup>2</sup>  
533 ft<sup>2</sup>

Reduced headroom

0.3 m<sup>2</sup>  
3 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

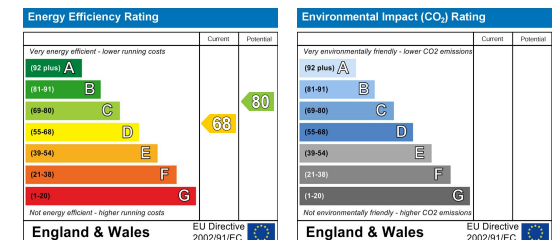
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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