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morgan**



Hall Floor Flat, 1 Caledonia Place, Clifton, Bristol, BS8 4DH
£365,000

A rare to the market and character filled hall floor conversion located in an enviable position with fine views. Cosmetic updating required, no onward chain.

- Caledonia Place
- Hall Floor Apartment
- Period Conversion
- Two Bedrooms
- Gas Central Heating
- Suspension Bridge Views
- No Onward Chain
- Cosmetic updating
- Rare Opportunity

The Property

The properties occupies the hall floor level of a handsome Georgian Terrace positioned on the ever-popular Grade II listed Caledonia Place with uninterrupted views of Clifton Suspension bridge. Whilst well maintained since ownership the property does require basic updating and offers an exciting opportunity for a prospective buyer to restore a charming conversion with many original features throughout such as working sash windows, shutters and cornice coving.

The well-balanced accommodation comprises impressive lounge area with two large sash windows, providing views and a pleasant outlook, fitted kitchen with a range of matching wall and base units, sink with drainer and appliances. Two double bedrooms and three-piece white bathroom suite complete the accommodation.

Location

Clifton Village is one of the most unique and sought after locations in the City. From its very early days as a Spa destination to the later Georgian and Victorian influences Clifton offers charm at every turn from the fine sweep of Royal York Crescent to the grandeur of Victoria Square. At its heart lies the picturesque "Village" offering an eclectic range of independent shops, boutiques, cafes, bars and restaurants including Cote, The Ivy and the Avon Gorge Hotel. 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.

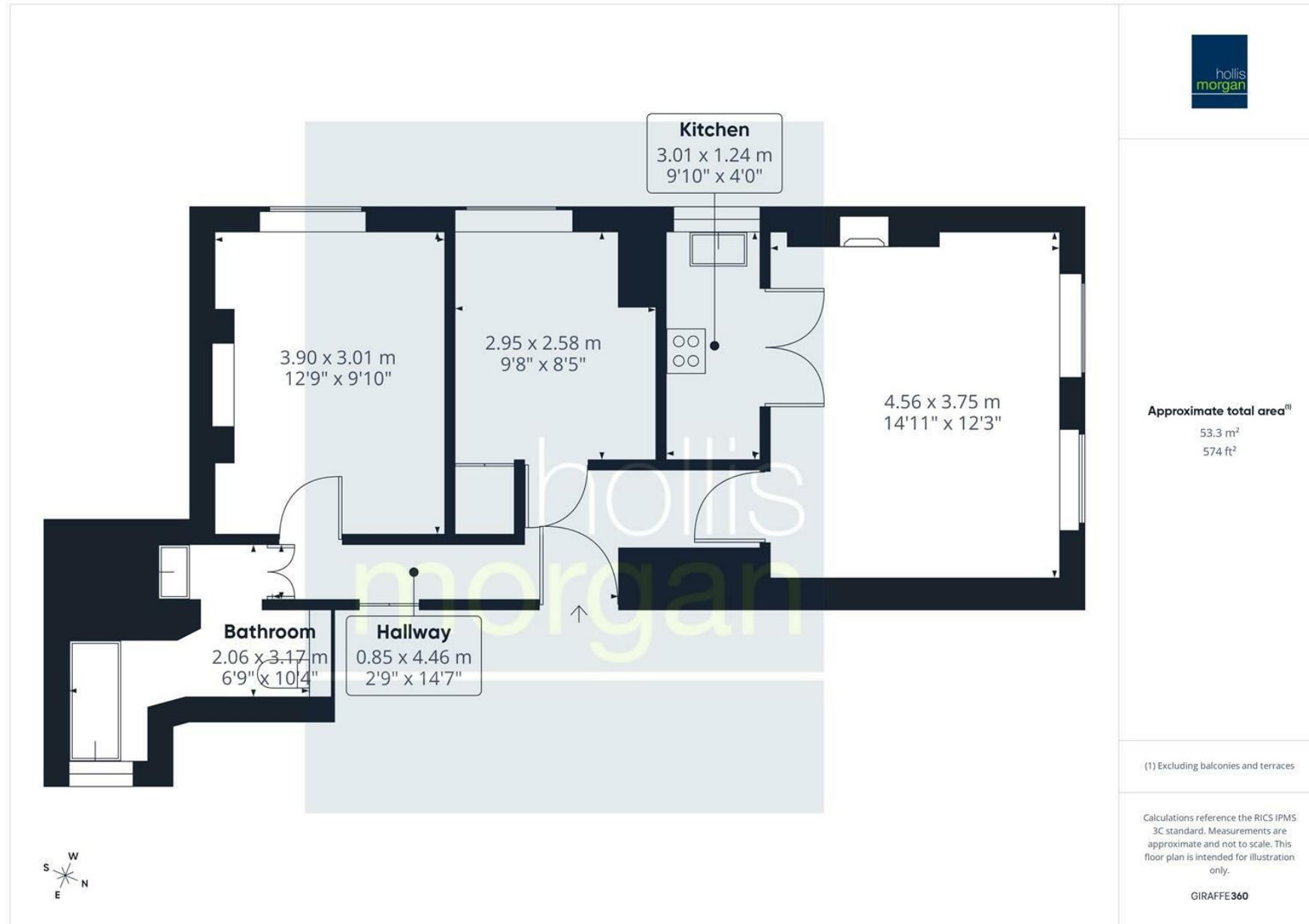
Other Information

Leasehold, residue of 999 years. Share of freehold.

Please Note

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Hollis Morgan Property Limited, registered in England, registered no 7275716
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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			
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