
estate agents auctioneers
hollis morgan
13 Wellington Terrace, Clifton, Bristol, BS8 4LE
£325,000

A practical and extremely well located Clifton Village apartment offered in excellent decorative order throughout.

- Two Double Bedrooms
- Communal Gardens
- Fitted Kitchen
- Internal Storage Unit
- No Onward Chain
- Freshly Decorated Throughout
- New Flooring
- Hall Floor Conversion
- 700 Sq Ft

The Property
Situated on the sought-after Wellington Terrace in the heart of Clifton Village yards from the Suspension Bridge and short walk away from an abundance of amenities, this spacious two-bedroom ground floor apartment offers generous light filled accommodation with the added benefit of communal gardens.

The property features well-balanced freshly decorated accommodation throughout with a generous reception room, separate fitted kitchen with appliances. two bedrooms and bathroom, all benefiting from excellent natural light and high ceilings throughout. There is also sizeable storage space included with the property which is a rarity in this location.

Location
Clifton Village 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: 171 years remaining
Ground rent: N/A
Management Fee: £100 pcm
Council Tax Band:

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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries.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



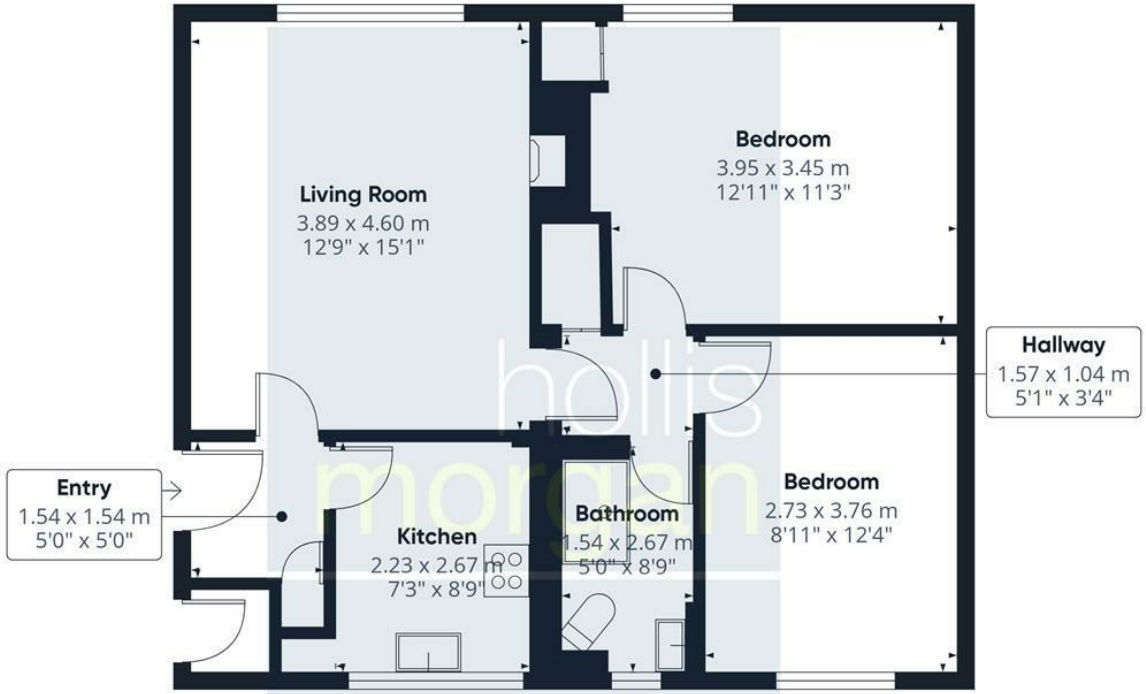









Basement



Ground Floor



Approximate total area(1)

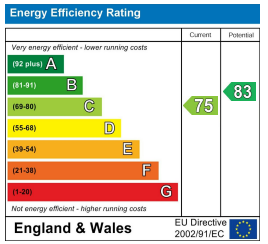
64.9 m²

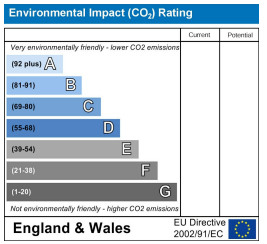
699 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360





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