

estate agents **auctioneers**

hollis
morgan



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

£350,000

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

- Regency Terrace
- 2016 Conversion
- Central Clifton Village
- Two Bedrooms
- No Onward Chain
- Pleasant outlook

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 and extremely bright and airy accommodation comprising two double bedrooms, stylish bathroom with underfloor heating and an open plan living space with bespoke kitchen and all integrated appliances 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 - Refer to agent.

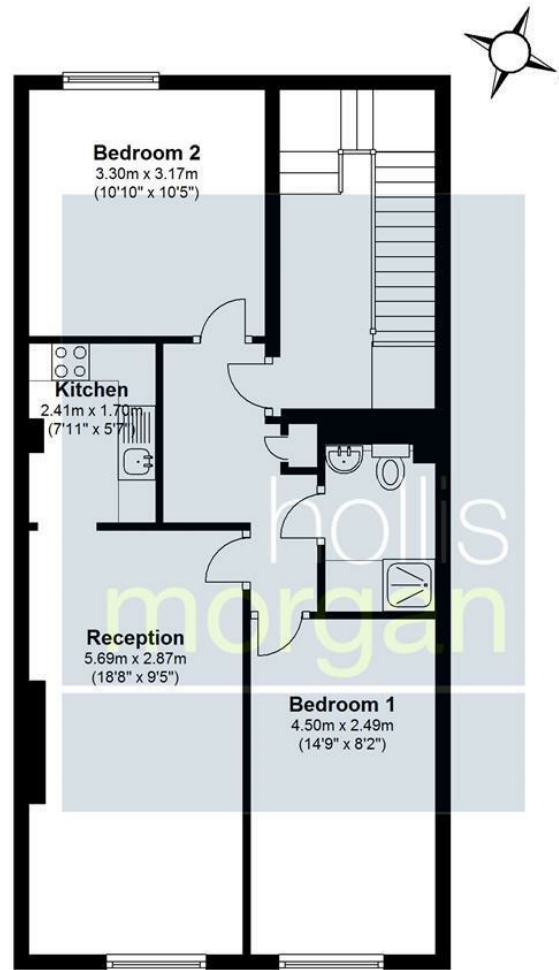
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First Floor Apartment

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.

TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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