



14 Harley Court Clifton Down, Bristol, BS8 3JU

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## 14 Harley Court Clifton Down, Bristol, BS8 3JU

OFFERS ARE INVITED BETWEEN £445,000 & £475,000. A fantastic two bedroom apartment in this 1960's development arguably located in Cliftons' finest addresses on Christchurch Green, only a stone's throw from the fashionable boutiques and shops in Clifton Village. The apartment has the benefit of lift access to the fifth floor where this well presented flat offers truly breathtaking views over the roof tops of Clifton, across the Bristol Channel to Welsh Hills and Brecon Beacons on the Horizon. The property offers the rare benefit of a dedicated, covered car parking space and no onward chain for those seeking early occupation. Other notable advantages include electric heating, aluminum powder coated, double glazed windows that were replaced throughout the development in 2016, entry phone security system, a useful basement storage room and very well-kept communal parts. In our opinion, this flat offers an intelligent purchase for those seeking a fantastic investment based on the space offered in such an exclusive residential city location.



2



1

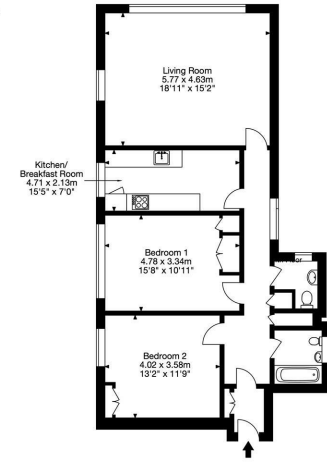


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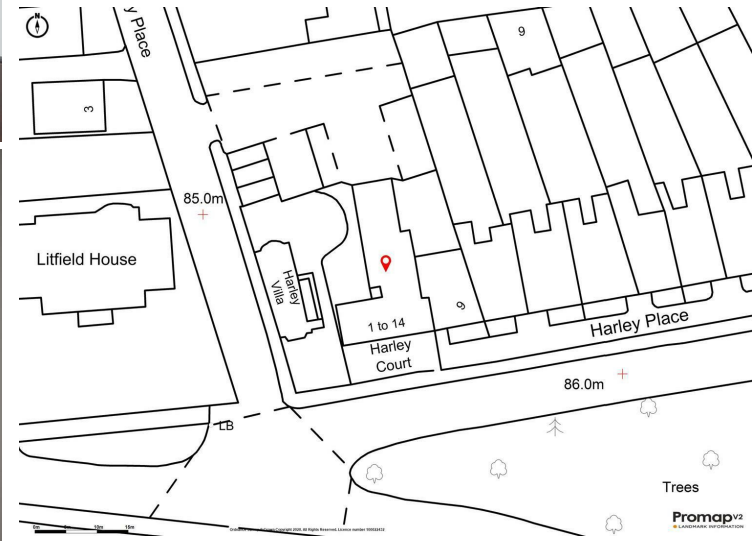
A fantastic two bedroom apartment in this 1960's development arguably located in Cliftons' finest addresses on Christchurch Green, only a stone's throw from the fashionable boutiques and shops in Clifton Village. The apartment has the benefit of lift access to the fifth floor where this well presented flat offers truly breathtaking views over the roof tops of Clifton, across the Severn Chanel to Welsh Hills and Brecon Beacons on the Horizon. The property offers the rare benefit of a dedicated, covered car parking space and no onward chain for those seeing early occupation. Other notable advantages include electric heating, aluminum powder coated windows that were replaced throughout the development in 2016, an entry phone security system and very well-kept communal parts. In or opinion this flat offers an intelligent purchase for those seeking a fantastic investment based on the space offered in such an exclusive residential city location.



14 Harley Court, Clifton Down,  
Clifton, Bristol BS8 3JU  
Approx. Gross Internal Area  
960 Sq Ft - 89 Sq M



Capture.



Trees  
Promap v2



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			
		51	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**OTHER INFORMATION**



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