



MANILLA ROAD
CLIFTON
BRISTOL

HALL FLOOR FLAT, MANILLA LODGE, 27 MANILLA ROAD, CLIFTON, BRISTOL, BS8 4EB

SUMMARY OF ACCOMMODATION

A charming, raised hall floor apartment with lovely outlooks over Christchurch Green, within easy level walking distance of Clifton Village and it's many sought after amenities with the added benefit of off-street parking for one car.

Other benefits include two substantial double bedrooms, both with ensuite facilities and a particularly light and very spacious living area with the above-mentioned outlooks. The living room has dividing doors between it and the kitchen which offers plenty of storage in wall and floor mounted units, a breakfast bar, lovely outlooks and a separate door leading to steps which take you to the allocated off-street parking space outside the property. Initially at the top of the steps there is a raised 'patio' area which offers enough room for a table and chairs and a pleasant sunny aspect. The property also owns the gravelled area next to the parking spaces at the front of the property. Lastly there is a useful, separate WC and a storage cupboard in the spacious entrance hallway.

It should be noted this property is offered for sale without any onward chain.

OTHER INFORMATION

Tenure – Leasehold for the remainder of 999 years from 1/1/1986 with a share of the freehold.

Service charge - £395 per calendar month

Council tax band - E - Currently £3,158.10 per annum

Local authority - Bristol City Council

Services - All mains services

Mobile coverage - Good indoor and out door - Vodafone, EE, Three and 02

Broadband speeds - 1,800 mbps download and 1,000 mbps upload

Viewings – Strictly by prior arrangement with sole agents Hydes of Bristol

Conservation area – The property sits within the Clifton and Hotwells conservation area

EPC – E 54 – potential C 74

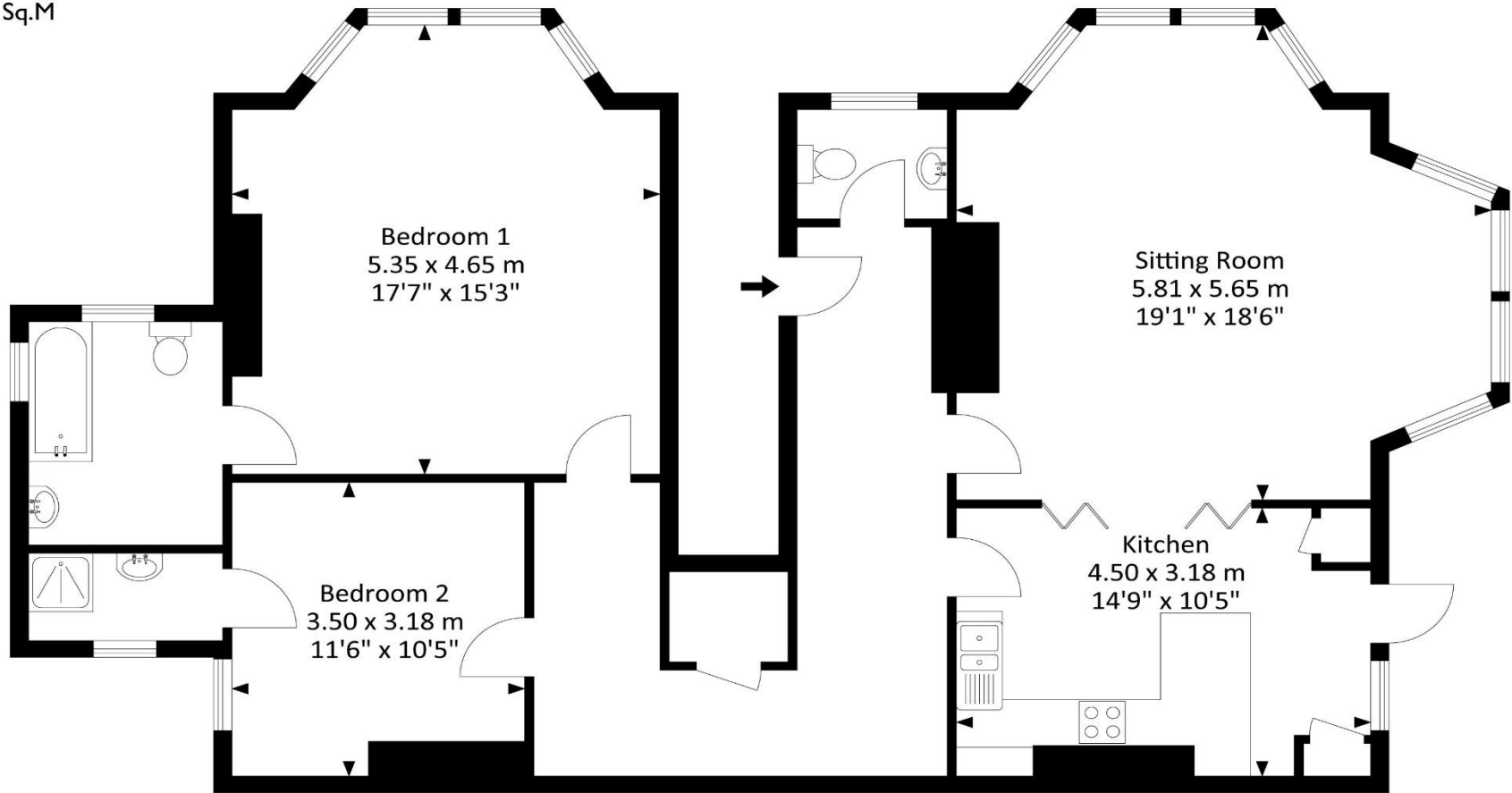
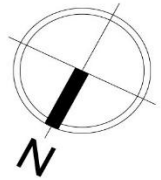
LOCATION

A highly desirable address close to the heart of the fashionable Clifton Village. Ideally placed, there are a host of amenities in proximity and these include boutiques, bars and restaurants as well as state and independent schooling, primary and secondary. Recreational facilities include health and wellness clubs nearby, golf courses and mountain bike trails in Leigh Woods and the Ashton Court Estate. The green expanse of Christchurch Green is literally opposite the subject property and the nearby Clifton and Durdham Downs offers 400 acres of parkland and woodland, and borders notable landmarks such as the Avon Gorge, Brunel's Suspension Bridge and the Observatory. Clifton is well placed, serving the commercial centre and provides good access to the M32, M4 and M5. There are excellent rail services available from Bristol Temple Meads, approximately two miles distant and an extensive schedule of International flights are available from Bristol International Airport.



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Approx. Gross Internal Area
1155.50 Sq.Ft - 107.30 Sq.M



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Ground Floor

IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.



Hydes
OF BRISTOL

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