



Ground floor garden flat within 161 metres of Whiteladies Road

Melrose Place, Clifton, Bristol, BS8

£340,000 Leasehold (964 years remaining)

savills

Two double bedrooms • Sitting room with bay window • Recently updated kitchen • Family bathroom • Enclosed and private rear garden • Residents parking • Close to Whiteladies Road, Clifton Down and Cotham Hill • No onward chain

About this property

A charming two double bedroom ground floor garden flat conveniently positioned close to the amenities of Whiteladies Road, Clifton Down and Cotham Hill. Access is gained via a communal hall and the internal accommodation measures approximately 682 sq ft.

A southerly-facing and bay-fronted sitting room is positioned at the front elevation and affords ample natural light due to the sunny orientation. An original Victorian fireplace with ornate tiles sits centrally, whilst there is symmetrical shelving in the alcoves and shutters to the bay window providing additional privacy. The hall opens into a well-appointed and recently updated kitchen with a range of wall and base units, integrated dishwasher and washing machine, as well as a freestanding Rangemaster oven and 4-ring hob. A set of double doors provide

access to the enclosed private rear garden.

Two double bedrooms are positioned at the rear and both benefit from generous in-built wardrobes with sliding doors. The principal bedroom enjoys a delightful outlook over the garden and both bedrooms are serviced by a three-piece bathroom with shower over bath, low-level WC, wash hand basin and heated towel rail. In addition there is a useful storage cupboard which houses the gas boiler. There is hardwood flooring throughout the hallways, living room, kitchen and bedrooms.

The low-maintenance rear garden is fully decked and enclosed by boundary walls and fencing, well-placed trees and trellising providing additional privacy and a midday to evening sun-trap.





Local Information

Melrose Place is a residential road just 161 metres from Whiteladies Road, Clifton Down and Cotham Hill with a wide array of amenity. The green space of Durdham Downs is just 0.6 miles distant with 400 acres of parkland. There are good communication links, the A4108 provides direct access to the commercial centre and motorway networks. Clifton Down Train Station provides access to Bristol Temple Meads, serving the wider country including London, Devon and Cornwall. Bristol Airport offers a number of European and some long haul destinations.

Tenure

Leasehold (964 years remaining)

Local Authority

Bristol City Council, Bristol

Energy Performance

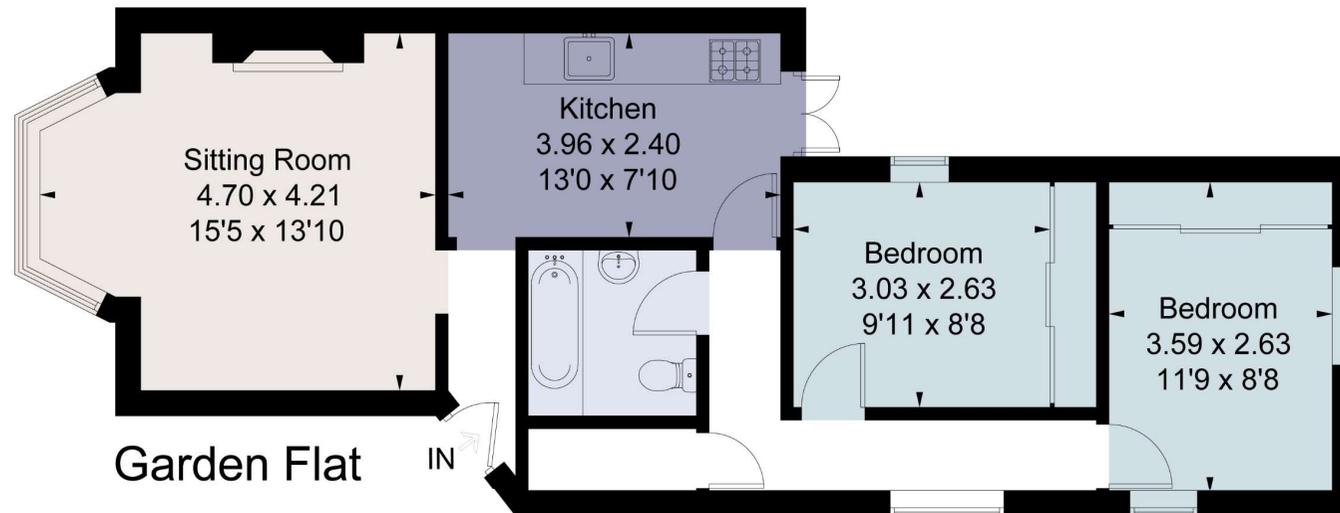
EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.
Telephone: +44 (0) 117 933 5800.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Area = 63.4 sq m / 682 sq ft
 Including Limited Use Area (0.9 sq m / 10 sq ft)
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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