



Kingsdown

£250,000

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TFF 8 Clevedon Terrace Kingsdown, Bristol, BS6 5TX.

- Attractive 1 Bedroom Apartment
- Great Location in Kingsdown
- Grade II Listed Georgian Terrace
- Walk To City, Hospitals & Uni
- Ideal For First Time Buyers

Beautiful one bedroom top floor apartment set in a historic Grade II listed early Victorian terrace in a highly convenient Kingsdown location within walking distance of the city centre, hospitals, university and BBC buildings.

Ideally suited to first time buyers who want to enjoy living in a super apartment in an attractive terrace in a central location.

Approached via the communal front door with hall and stairs to the upper floor. The front door opens into an entrance hall with space for coat rail & boot rack, with door to opening into the open plan living space which has a large sash window to the front aspect. The kitchen is discreetly tucked away into a recess in the corner. It consists of a modern range of units with inset sink and drainer, integrated electric oven and hob and integrated fridge positioned in a breakfast bar that continues into the main living space.

To the rear of the main hall is a door opening into the generously proportioned bedroom which has sash window to the rear aspect. The bathroom door is opposite the door from the hall and comprises a white suite with electric shower over the bath. The bathroom has an opening window to the rear aspect. Also accessed via the bedroom is a cupboard housing the hot water tank and also plumbing for the washing machine and additional storage. Heating is provided via electric storage heaters.





Kingsdown is a historic area of the city. Originally owned by the crown and used as a military camp it became one of the city's first suburbs as wealthy merchants moved up the hill in Georgian and Victorian times to avoid the port areas. Many of the local properties are listed. Local shops, pubs and cafes retain an independent nature in this friendly cosmopolitan neighbourhood. We strongly encourage a viewing as soon as possible.

Important information.

Remainder of a 999 year lease from 1986.

Management company is internally run by the 4 flat owners.

Current monthly contributions £50 per month.

No immediate plans to increase this amount.

The management company own the freehold.

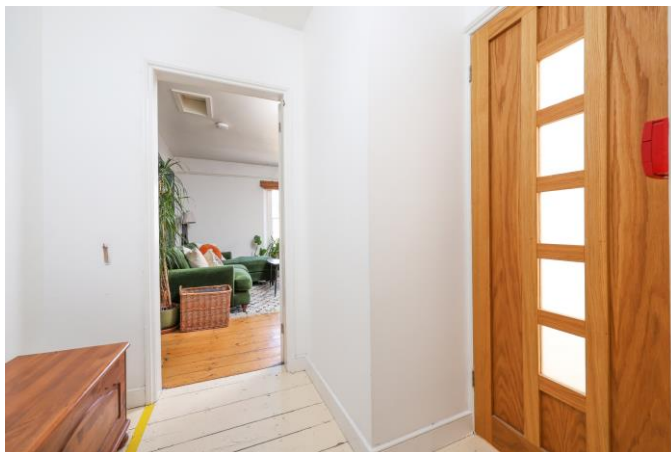
No ground rent payable.

The lease states no pets.

Council Tax band B (£1824 for 23/24 year).

Within the Kingsdown Conservation Area.

This information should be checked by your legal adviser.



Energy Performance Certificate
Rating D



