



HOPEWELL
SALES

£475,000 Leasehold



Top floor flat, Manilla Road, Bristol BS8
4ED

PROPERTY DESCRIPTION

The Property- Introducing a haven of functionality and comfort nestled on prestigious Manilla Road, this top-floor flat seamlessly blends modern conveniences with boundless possibilities, while inviting you to experience urban living at its finest boasting expansive vistas of Clifton. The expansive open plan kitchen living room boasts lofty ceilings, elegant feature fireplace and sash windows—a versatile space designed for both relaxation and entertainment. Embrace culinary adventures in the well-appointed kitchen, equipped with integrated appliances including a dishwasher, washing machine/tumble dryer, fridge/freezer, induction hobs, electric oven, and cooker hood that promise effortless meal preparation and gatherings with loved ones. As you journey through this home, discover three bedrooms thoughtfully crafted to provide comfort and flexibility. The master bedroom offers a retreat-like ambiance, complete with an ensuite bathroom featuring fully tiled walls, WC, sink, and a luxurious shower cubicle. The second bedroom, generously sized, provides built-in storage and convenient loft access. The third bedroom offers versatility and ample space for creative pursuits as well as the entrance to a fully boarded loft space which offers endless opportunities for storage or transformation into a private retreat tailored to your needs. The fully fitted bathroom is complete with a bath featuring a shower over, sink with mixer taps and an overhead wall-mounted mirror, WC, shaver point, and heated towel rail. While the hallway, illuminated by a skylight, features an intercom system, outside, the allure of a potential roof terrace awaits, offering unparalleled views of Clifton's historic skyline—a canvas awaiting your personal touch to create an urban oasis unlike any other.



Location- Clifton is a historic and affluent residential area in Bristol, situated just to the west of the city centre. The area is known for its stunning Georgian and Victorian architecture, grand terraces, and elegant squares. This flat will allow you to immerse in the rich tapestry of Clifton's cultural heritage, from the iconic Clifton Suspension Bridge to the lush greenery of Clifton Downs—a playground for outdoor enthusiasts and nature lovers alike. Additionally, the property is enviably positioned just moments from the vibrant Clifton Village, indulge in the eclectic mix of boutique shops, artisanal cafes, and Michelin-starred restaurants. Also, with prestigious schools and the esteemed University of Bristol within reach, this location offers the perfect blend of academic excellence and cosmopolitan living.

Leasehold- Service Charge = £1600 pa, Ground Rent = £249 pa, Lease = 247 years.

Useful Information- Rest assured with recent upgrades including a new roof (9-year warranty in place) and complete refurbishment of exterior and interior windows, ensuring both aesthetic appeal and structural integrity. With warranties in place, embrace the peace of mind that comes with knowing your investment is protected.

Hopewell- Do you know, we release our properties on Instagram before putting them live on Rightmove and Zoopla? Beat the crowd by following @Hopewellbristol.



FEATURES

- Chain Free
- Master Bedroom with En suite
- Sought after Clifton Village Location
- Kitchen with integrated appliances
- Potential for roof terrace STPP
- Boarded loft space
- Top floor flat with stunning views
- Bright & airy with high ceilings & large sash windows
- Well presented throughout
- Access to communal gardens

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	40	
(1-20)	G		69
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



ROOM DESCRIPTIONS

Hallway

Living/Kitchen

5.37m x 6.05m (17'7 x 19'10)

Bathroom

2.14m x 1.62m (7'0 x 5'4)

Master Bedroom

5.1m x 3.6m (16'9 x 11'8)

Ensuite

2.12m x 1.24m (7'0 x 4'1)

Bedroom 2

4.1m x 2.7m (13'6 x 8'11)

Bedroom 3

2.5m x 2.5m (8'2 x 8'2)



FLOORPLAN

