



## Manilla Road, Bristol Offers In Excess Of £450,000

3 bedroom flat for sale | Leasehold **SSTC**

## The Property-

Exquisitely presented, this impressive three-bedroom hall floor flat combines period charm with contemporary living. The reception room is a bright and airy space, featuring triple sash bay windows, high ceilings, and a period fireplace, creating a sense of grandeur and elegance. Hardwood flooring runs throughout, and a split-level mezzanine lounge area adds a stylish and versatile touch, perfect for relaxing. The kitchen has been beautifully finished and thoughtfully designed, boasting partially tiled walls, sleek integrated appliances, including a fridge, dishwasher, microwave, and electric oven with induction hob and cooker hood. Ample cupboard space and durable worktops provide practicality without compromising style, while a 1.5-bowl sink with mixer tap completes this sophisticated culinary space.

The principal bedroom is a generous double, carpeted throughout and featuring a sash window overlooking the rear, creating a calm and comfortable retreat. Above this bedroom, there is a large area, accessed via a ladder, for longer-term storage. The second bedroom is also an excellent-sized double and offers impressive versatility, with hardwood flooring, built-in storage, and stairs rising to a unique split-level sleeping area. This room further benefits from a dedicated work-from-home space and a stylish en-suite. The en-suite is finished to a high standard, boasting tiled flooring, striking green tiled walls, a walk-in shower, WC, wash hand basin with mixer tap, extractor fan, and a heated towel rail. The third bedroom is a well-proportioned double featuring hardwood flooring and an interesting platform bed, housing clever storage underneath. It is accessed via the hallway, which provides further cupboard and wardrobe storage serving this bedroom, offering practical and well-organised accommodation.

The family bathroom is beautifully finished with excellent attention to detail, featuring tiled flooring and partially tiled walls. The suite comprises a bath with a mixer tap and a waterfall shower over, a WC, and a wash hand basin with a mixer tap. Additional features include a heated towel rail, extractor fan, shaver point, and a large wall-mounted mirror, creating a stylish and functional space. The entrance hallway features a practical storage cupboard that conveniently houses the washing machine and freezer, providing efficient utility space while maintaining a tidy and uncluttered appearance.

## 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 yourself 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.

Council Tax Band: C (Bristol City Council)

Tenure: Leasehold (247 years)

Ground Rent: £250 per year

Service Charge: £1,200 per year

The flat owners are directors of the management company and the service charge is approximately £1,200 per annum.

## Hall

### Bedroom 2

18'0 x 6'1 (5.48m x 1.86m)

### En-suite

6'11 x 6'3 (2.10m x 1.90m)

### Bedroom 1

10'11 x 10'8 (3.32m x 3.25m)

### Bedroom 3

10'3 x 6'10 (3.12m x 2.08m)

### Bathroom

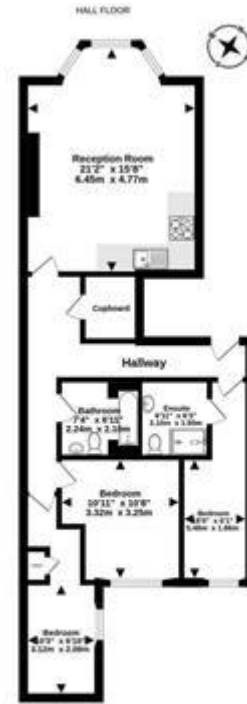
7'4 x 6'11 (2.24m x 2.10m)

### Reception Room

21'2 x 15'8 (6.45m x 4.77m)



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



HALL FLOOR  
 TOTAL FLOOR AREA: 850sq ft (79.0 sq m.) approx.  
 Measurements obtained from floor plans or drawings are approximate and do not constitute a guarantee of accuracy. The actual area of the property may vary slightly from the measurements shown. The actual area of the property may vary slightly from the measurements shown. The actual area of the property may vary slightly from the measurements shown.



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		
(1-20)	G		
Not energy efficient - higher running costs			
		70	79

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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