



First Floor Flat Hanbury Road, Clifton Bristol BS8 2EW

welcome to

First Floor Flat Hanbury Road, Clifton Bristol

Light-filled first-floor apartment with two double bedrooms, separate fitted kitchen, spacious living room and three-piece bathroom. Moments from Whiteladies Road, Clifton Village and Clifton Down. No onward chain — early viewing recommended.



Perfectly positioned for Whiteladies Road, this well-presented first-floor apartment offers bright, spacious accommodation and excellent local amenities. The property comprises two well-proportioned bedrooms, a separate fitted kitchen, a generous living room ideal for entertaining and a classic three-piece bathroom. With no onward chain, the flat is an attractive option for first-time buyers, downsizers or investors seeking a strong rental location.

Residents benefit from an impressive choice of cafes, restaurants, supermarkets, independent shops and the Everyman Cinema on Whiteladies Road, while Clifton Village and Clifton Down are within easy reach. Outdoor space is close by — The Durdham Downs is approximately one mile away, offering 400 acres for jogging, dog walking and leisure. Transport links are excellent: the A4108 provides straightforward access to the city centre and motorway networks, and Clifton Down Station offers regular services to Bristol Temple Meads and beyond. Early viewing is highly recommended.

Entrance Hall

Living Room

Kitchen

Bedroom One

Bedroom Two



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- PRIME CLIFTON POSITION- EXCELLENT LOCATION FOR WHITELADIES ROAD
- FIRST FLOOR APARTMENT
- NO ONWARD CHAIN
- EXCELLENT TRANSPORT LINKS
- WELL PRESENTED THROUGHOUT

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2323.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 1000 years from 01 Jan 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

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Property Ref:
CLI108530 - 0002

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