



10 Manilla Road, BS8 4ED

Clifton

A superbly presented and spacious three bedroom top floor flat located on an attractive residential road within a few hundred yards of Clifton Village where a variety of excellent cafés, shops and restaurants can be enjoyed. Whiteladies Road, Park Street and Bristol University are also within walking distance.

A fantastic opportunity for first time buyers looking to live in a high quality and convenient area or if you are looking for a profitable buy to let that achieves in the region of 5.5% gross yield.

No chain.

- Large three bedroom flat situated on the edge of Clifton Village
- Excellent condition throughout
- 2 bathrooms
- Tenure - Leasehold
- Energy rating - G
- Circa 796 sqft



Accommodation

Living Area

A wonderfully bright room with high ceilings and a large bay window which is very unusual for a top floor flat. An attractive feature fireplace creates a nice focal point to the space.

Kitchen

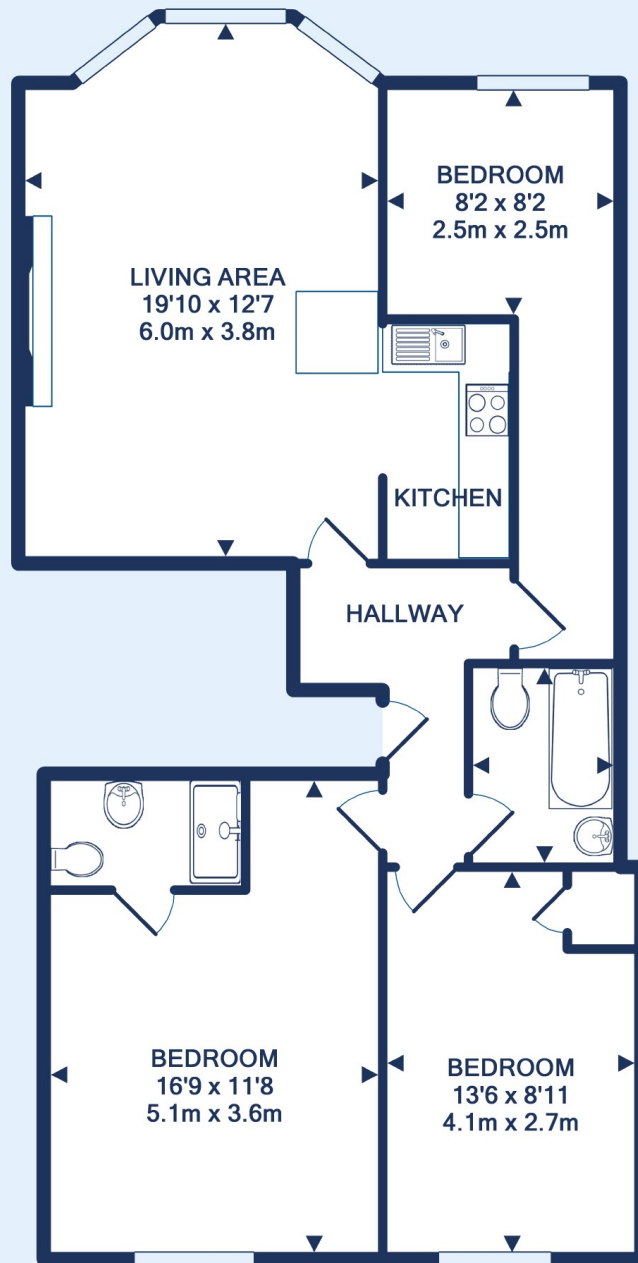
The kitchen is open to the living area and fitted with stylish white units that provide plenty of storage.

The Bedrooms

Two of the bedrooms are great size doubles with the main having a nice en suite shower room. The third is smaller but still fits a double bed and would also make an ideal home office space.

Bathroom

Fitted with a modern three piece white suite with a shower over the bath.





Clifton - Guide price £350,000

3 Bed Flat

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Clifton Branch

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