

Meridian Place, Clifton, Bristol, BS8 1JG

Asking Price: £220,000 Leasehold

westcoast PROPERTIES

- Sought-after Clifton location
- Top floor apartment
- Open plan living, kitchen and dining space
- Double bedroom
- Contemporary bathroom
- Communal front garden
- Excellent access to Clifton Downs
- No onward chain
- EPC Rating C



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Overview:
Situated within an elegant Grade II Listed, Georgian terrace on sought-after Meridian Place, this property enjoys a prime position in the heart of Clifton, one of Bristol's most desirable and iconic neighbourhoods. The location offers the perfect balance of city living and village charm, with Bristol City Centre, the University of Bristol, and the city centre all within easy reach.
Clifton Village is just a short stroll away and is celebrated for its boutique shops, independent cafés, award-winning restaurants, traditional pubs, and vibrant atmosphere. The nearby Whiteladies Road provides an even wider array of amenities, including supermarkets, coffee shops, gyms, bars, and excellent transport links.
For those who enjoy outdoor space, the vast Clifton Downs are only moments away, offering acres of open parkland perfect for walking, running, cycling, picnicking, or simply relaxing while enjoying the surrounding greenery. The world-famous Clifton Suspension Bridge and Avon Gorge are also within close proximity, providing some of Bristol's most spectacular scenery.
Combining historic character with a thriving social scene, Clifton remains one of the city's most prestigious locations, offering an enviable lifestyle with an abundance of amenities, green spaces, and cultural attractions right on the doorstep. EPC Rating C.

Property Description:
The property is accessed via a communal entrance door with stairs rising to all floors. On the top floor, the flat's private entrance door opens into an entrance hall with stairs leading up to the main accommodation. A window on the stairwell provides natural light.
At the top of the stairs is a landing featuring a loft hatch, security entry telephone system, and a useful storage cupboard. Doors lead to the open plan living space, bedroom and bathroom.
The open plan living/kitchen/dining room offers a bright and spacious room with two sash windows to the front aspect. The kitchen is fitted with a range of base cupboards and drawers with worktop space over, including a breakfast bar overhang. There is space and plumbing for a washing machine, space for an under-counter fridge and slimline dishwasher, together with a built-in electric oven and four-ring gas hob. Additional features include tiled splashbacks, a single drainer sink unit, wall-mounted cupboards, vinyl flooring to kitchen, radiator, and a storage cupboard housing the gas combination boiler.
The bedroom is a well-proportioned double bedroom with a feature sash window to the rear aspect and radiator whilst the bathroom is fitted with a modern three-piece suite comprising a panelled bath with mixer rainfall shower and additional handheld shower attachment, pedestal wash hand basin, and low-level W/C. Further features include vinyl flooring, partially panelled walls, a heated towel rail, shaver socket.

Material Information:
Tenure: Leasehold
Term 949 years remaining
Management charges: £2500
Ground Rent: £0
Council Tax Band B. Current rates for 2026/2027 are £2,110.64
EPC Rating C.





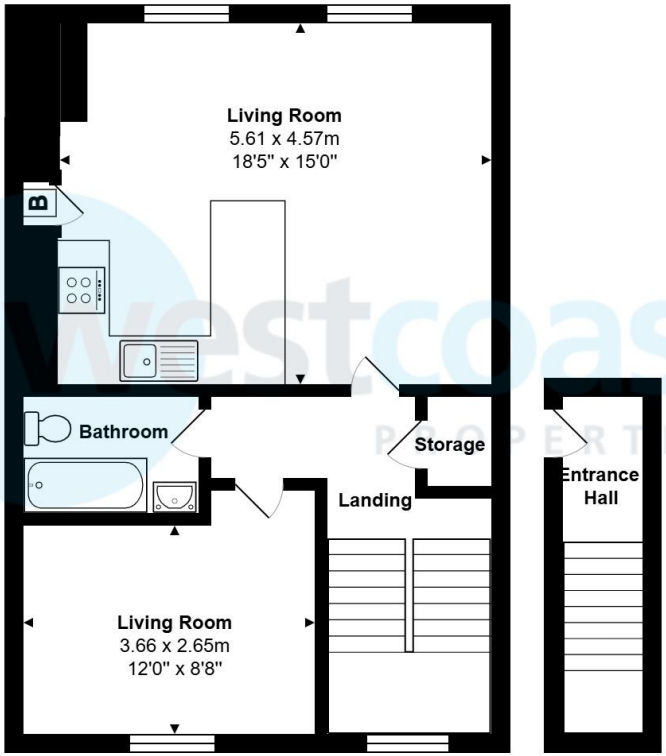
VIEWING ARRANGEMENTS:

By appointment with Westcoast Properties
Tel. No: 01179 697373
E-mail: infopatchway@westcoastproperties.uk.com
websites including www.westcoastproperties.uk.com, www.onthemarket.com and www.rightmove.co.uk

PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

PLEASE NOTE:

1. The photographs may have been taken using a wide angle lens. 2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you. 3. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. 5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property. 6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer. 7. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or to fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. 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. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mention within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Total Area: 55.2 m² ... 594 ft²

All measurements are approximate and for display purposes only

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