



Sion Spring House Sion Hill, Bristol, BS8 4BS POA

OFFERS INVITED BETWEEN £695,000 AND £750,000

A stunning and superbly located central Clifton Village penthouse apartment set within in this attractive grade II listed Georgian property on Sion Hill, overlooking the Avon Gorge and Brunel's famous Clifton Suspension Bridge.

This split level apartment provides spacious and light accommodation and some of the many benefits include, off street undercroft parking for one car, behind automated gates, a particularly large and very private roof terrace which enjoys a sunny south westerly aspect allowing plenty of room for entertaining and the aforementioned views, a huge living/kitchen/dining space which has numerous roof lights and windows providing a light and airy feel. Further to this there is an attractively appointed bathroom, the kitchen allows for plenty of storage and the units are topped with an attractive work top, there are two well proportioned double bedrooms, the master benefits from plenty of fitted wardrobe space and there are two large loft spaces above each bedroom providing plenty of storage. Outside there is a communal garden which has been beautifully landscaped and tended, that provides a range of well stocked flower beds, a BBQ, a large patio area and a boule pitch all solely for those within the Sion Spring House and the St Vincent's Rock development.

Sion Spring House forms part of what was the well known St Vincent's Rock hotel, that was converted to form this highly regarded development of apartments between 2001-2003. It is superbly located within easy walking distance to the many amenities of Clifton Village a location which also provides easy access to Bristol City Centre which is also easily accessed on foot or two nearby bus routes.

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Other information

Tenure - We understand to be the remainder of a 999 year lease. This should be checked or confirmed by your legal adviser.

Service charge - We understand to be a monthly payment of £224.96. This should be checked or confirmed by your legal adviser

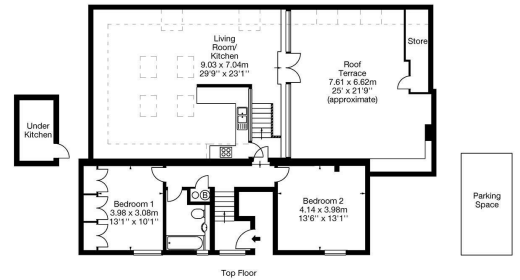
Ground rent - We understand to be £250 per annum. This should be checked or confirmed by your legal adviser.

Viewings - Strictly by prior arrangement with Hydes of Bristol - 01179731516

Location

The property is situated in undoubtedly one of Clifton's prime residential roads on the outskirts of the village close to a wide range of high street shops, boutiques and restaurants. Bristol City Centre and M32 link to the M4/M5 motorway network is approximately 2 miles travelling distance. The nearby Clifton Suspension Bridge provides access to a wide range of recreational facilities such as Ashton Court Estate, David Lloyd, Long Ashton and Bristol and Clifton Golf Clubs to name but a few. There is a wide selection of both private and state schooling within the immediate vicinity including Clifton College, Clifton High School and Christchurch Primary School.

5, Lion Spring House,
Sion Hill,
Bristol, BS8 4BS
Approx. Gross Internal Area
1310 Sq Ft - 121 Sq M
(including Store)



Top Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
England & Wales		EU Directive 2002/91/EC	



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