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PROPERTY CONSULTANTS

12 |
LANSDOWN PLACE, BRISTOL, BS8 3AF

Set in the sought after Clifton Village area of Bristol this is a great opportunity to own a spacious two double bedroom apartment. Perfect for First Time Buyers or as an Investment Opportunity this apartment is within walking distance of all the amenities in Clifton Village.

This apartment is set at the top of this elegant Victorian building across from the historic Victoria Square and has spacious accommodation. On entering the apartment the first double bedroom is set on this floor and has fantastic views across the roof tops of Clifton and beyond. There are then stairs to the main living area which has a good sized lounge, again with fantastic views across Bristol, the kitchen and shower room are also on this level. Finally, there are stairs down to the second very spacious double bedroom.

The layout will appeal to those looking for a top floor apartment with a good feeling of space and light and which has views from each room.

Clifton Village is a very sought after area in Bristol and Lansdown Place is in the heart of the village and across from the lovely Park in Victoria Square which is a hive of activity for residents and visitors especially in the summer months. The apartment is within walking distance to all the restaurants, bars, boutiques, cafes and deli's which make Clifton such a special place to live.

Leasehold remainder of 999 years from 24 June 1984

Monthly Service Charge = £120

No Ground Rent

Freehold is owned by the Shareholders of Twelve Lansdown Place Management Ltd.

Shareholders are the 6 owners.

EPC = D

Council Tax = B

Mains Water, Gas, Sewage



Features

- Superb Clifton Village Location
- Two Double Bedroom Apartment
- Top Floor Apartment
- Great Views Across Bristol
- Kitchen with White Goods
- Spacious Shower Room



Bedroom One

13'1" x 14'9" (4 x 4.5)

This large double bedroom is neutrally decorated and enjoys fantastic views over the rooftops of Clifton and beyond.

A good sized room with small built-in cupboard providing storage space.

Lounge

13'1" x 15'4" (4.01 x 4.69)

The lovely lounge is neutrally decorated and carpeted, and has a decorative fireplace and some built-in shelving. There is a built-in cupboard which provides that all important storage space often lacking in apartments. The room is a great size and enjoys fantastic views

Kitchen

11'9" x 7'10" (3.60 x 2.41)

The kitchen is well equipped with a range of floor and wall units for storage. It includes an integrated fridge/freezer, washing machine, dishwasher and electric hob and oven.

There is also room for a breakfast table and chairs.

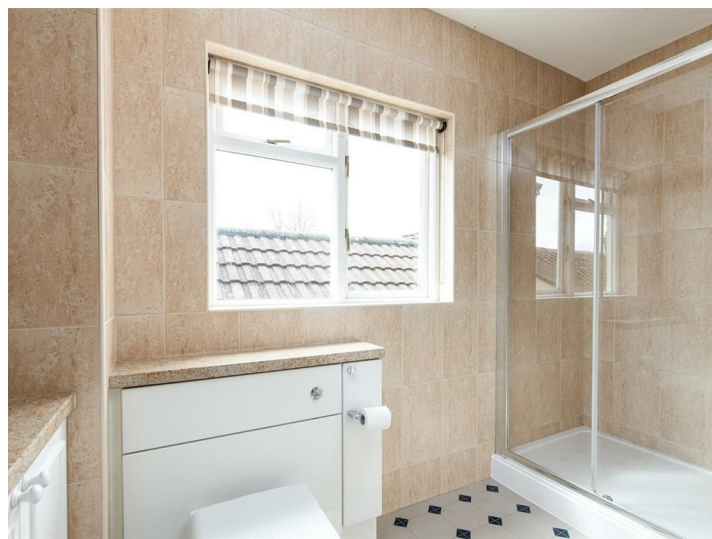
Shower Room

This large shower room has a large vanity unit housing the basin and giving plenty of storage space. There is also a walk-in shower cubicle and wc.

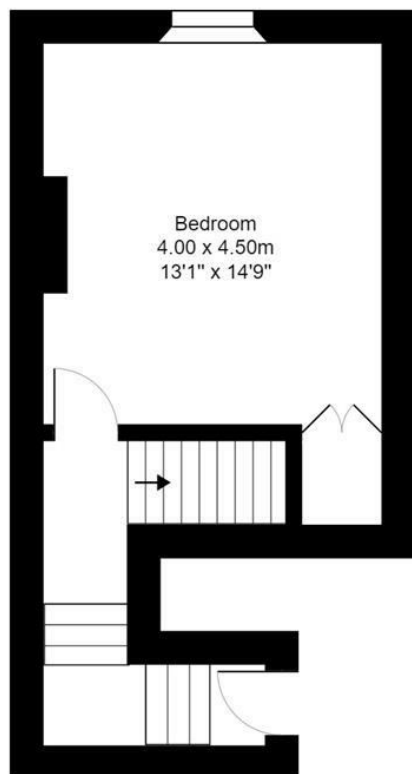
Bedroom Two

9'1" x 19'2" (2.79 x 5.85)

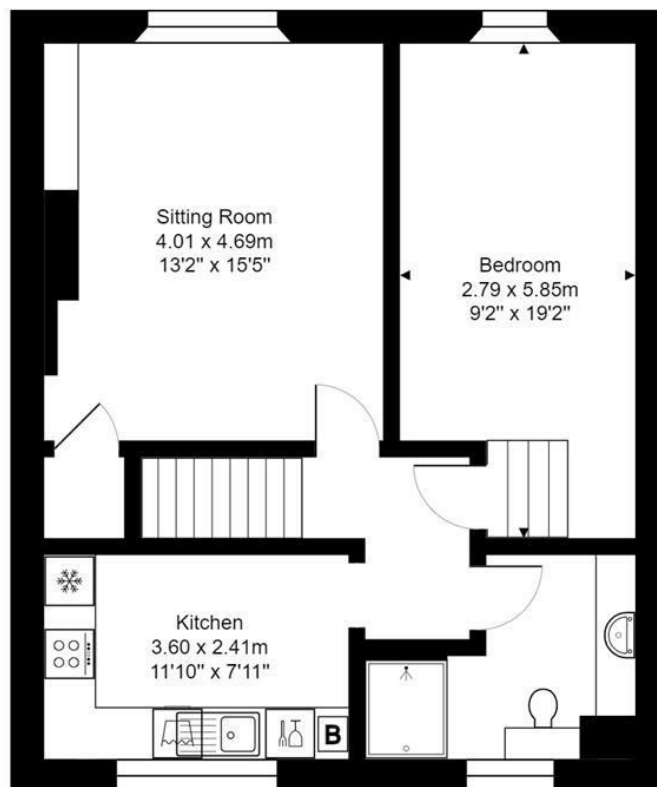
Stairs lead down to the second large double bedroom which has modern decoration and carpet.



TENURE LEASEHOLD



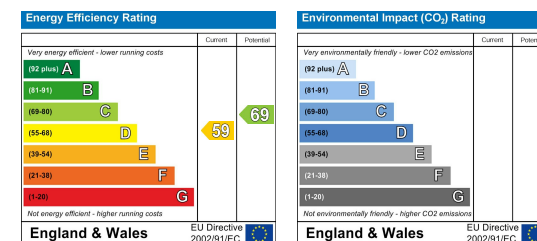
Third Floor
Area: 26.9 m² ... 289 ft²



Fourth Floor
Area: 59.2 m² ... 637 ft²

Total Area: 86.1 m² ... 927 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.