

for sale

£675,000



The Garden Flat Granby Hill Bristol BS8 4LS

Connells are pleased to offer to the market a rare and completely unique Clifton maisonette with abundant, original features, a substantial footprint, south facing gardens and duel access providing an excellent family home or Air bnb investment opportunity. Call 01179664278 to book today!

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Ground Floor

The ground floor accommodation is accessed via a spacious communal hallway and comprises a grand living room with feature window, a dining room, study, bathroom and kitchen with access onto a roof terrace with stairs down to the lower courtyard.

Lower Ground Floor

The lower ground floor comprises four well-sized double bedrooms, one including an en-suite with three piece bathroom suite. Off the hall there is also a three piece shower suite with cubicle and glass screen. Into the conservatory there is access to two further double bedrooms, as well as a WC and utility. Access to the courtyard through the conservatory, as well as rear access via Hope Square.

Outside

The property benefits from a spacious south-facing rear courtyard garden and roof terrace. Access to the courtyard via the lower ground floor as well as rear access via Hope Square. Roof terrace has ample space for furniture, great for catching sun.

This property does not feature allocated parking, but there is

plenty of on-street parking to the front.

Accommodation

please refer to floor plan for room measurements.

Tenure

The property is for sale on a leasehold basis with approximately 965 years remaining.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0117 966 4278
E southville@connells.co.uk

243 North Street Southville
 BRISTOL BS3 1JN

Property Ref: BMR311679 - 0002

Tenure: Leasehold EPC Rating: D

Council Tax Band: E Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/BMR311679

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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