



CORNWALLIS CRESCENT, CLIFTON

BS8



CORNWALLIS CRESCENT

A spacious and stylish 2 bedroom courtyard apartment with private courtyard and extensive south-facing communal grounds in Clifton.

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Local Authority: Bristol City Council

Council Tax band: C

Tenure: Leasehold, approximately 750 years remaining

Ground rent: N/A

Service charge: £1,200 per annum

Guide price: £550,000



DESCRIPTION

Apartment 19, Cornwallis Crescent is a beautifully refurbished and characterful lateral apartment of over 1,200 sq ft, offering generous proportions and a mix of private outside space and extensive communal gardens. At the heart of the apartment, the sitting room showcases two sash windows filling the space with natural light and framing the private courtyard beyond. This room flows seamlessly into a kitchen/breakfast room, where a brick fascia, terracotta tiling and bespoke storage is combined with a range of integrated appliances. A glazed door opens directly to the courtyard garden, creating an easy connection between indoor and outdoor living. A vaulted utility area, with plumbing for all essential appliances, and a guest WC adjoin.





To the rear, a unique vaulted reception room enjoys views across the courtyard, with French doors leading directly onto the magnificent 1.5 acre south-facing communal gardens – beautifully maintained and private setting for Cornwallis Crescent residents to enjoy.

The accommodation is completed by two generous double bedrooms to the front of the apartment, both with solid oak flooring and sash windows. A family bathroom serves the bedrooms.

Outside, the apartment benefits from its own private courtyard garden, in addition to the use of extensive shared gardens to the rear – a rare feature in this prime Clifton location.



SITUATION

Cornwallis Crescent occupies a quiet yet central position in Clifton, just 0.3 miles from Clifton Village with its array of boutiques, cafés and restaurants. Whiteladies Road lies 1.2 miles away, while Bristol Temple Meads Station is 3.1 miles distant. For travel further afield, Bristol Airport is approximately 7.3 miles away.

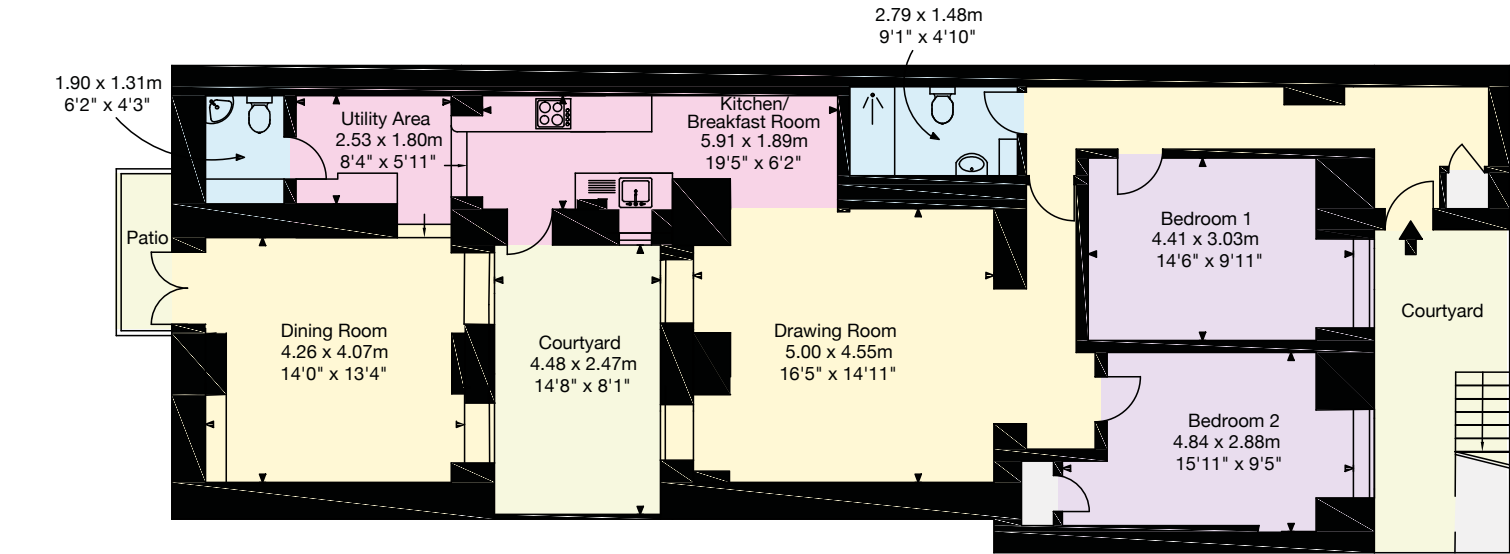
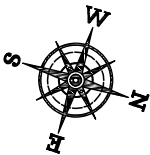




BASEMENT FLAT

19 Cornwallis Crescent, Clifton

APPROXIMATE GROSS INTERNAL FLOOR AREA
(No less than)
115 sq.m (1,236 sq.ft)



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Basement

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2017.

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Approximate Gross Internal Area = 115 sq m / 1,236 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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