





## Top Floor Flat

13 Caledonia Place, Clifton, Bristol, BS8 4DJ

*An exquisite two double bedroom third floor apartment with views over the beautiful communal gardens and towards the iconic Clifton Suspension Bridge*

794.0 Sq Ft - 73.80 Sq M

Elegant communal entrance hall with flagstone floor and sweeping staircase leading up to the apartment

Entrance hallway with skylight and airing cupboard

Spacious sitting room with two sash windows with views over the communal gardens and towards the Clifton Suspension bridge

Beautifully designed kitchen with luxury integrated appliances and Quartz worktops

Two double bedrooms

Superb contemporary bathroom with bath/shower over, feature lighting, tiling and skylight

Period fireplaces, ceiling coving, centre rose

Gas central heating, feature column radiators

Communal gardens

Clifton Village Permit and Visitors Parking

Well run Management Company £117 pcm

999-year lease from 29<sup>th</sup> September 1982 with a Share of freehold



## Location

The property is situated in undoubtedly one of Clifton's prime residential roads in the heart of Clifton Village. Renowned for its fine dining restaurants, boutiques, cafes, delis and bars. Bristol City Centre and the M32 link to the M4/M5 motorway network is approx. 2 miles.

The Clifton Suspension bridge is moments away and provides access to a wide range of recreational facilities to include Ashton Court Estate, David Lloyd, Bristol & Clifton Golf Club.

There is a good selection of both private and state schools within the immediate vicinity to include Clifton College, Clifton High School, and Christchurch Primary School.

## Description

This stylish and beautifully refurbished Clifton Village apartment occupies the top floor of this magnificent Grade II\* listed Georgian townhouse which overlooks the communal gardens.

On approach through the original communal entrance hall which has been repainted and re carpeted and retains many period features, the elegant staircase leads to the third floor. On entering, the light and airy hallway which features a double-glazed skylight and useful airing cupboard.

The spacious sitting room has two sash windows with views, a period carved wood fireplace with its original cast iron grate and ceiling coving.

The stylish bespoke fitted kitchen has ample wall and floor units with Quartz worktops and luxury integrated appliances to include fridge/freezer, Neff double/oven/grill, Neff 4 ring electric hob with a glass panel splash back and extractor hood. Dishwasher, plumbing for a washer/dryer, twin ceramic bowl with mixer taps, and further features include a sash window with panoramic views over Clifton and towards south Bristol.





### Description

The large master bedroom features built in bespoke wardrobes, a sash window, and high ceilings with a centre rose.

The second bedroom is light and airy and enjoys views over the communal gardens and Clifton.

A beautifully appointed bathroom includes a white suite with w.c, wash hand basin with mixer taps and storage drawer below, bath with Rainhead shower and handheld attachment, chrome heated towel radiator, double glazed skylight and contemporary wall and floor tiling.

### Outside

The property has access to the mature communal gardens found directly opposite.

Clifton Village (CV) permit & visitors parking available.

Viewing Strictly by Appointment

With

Louise Light Property

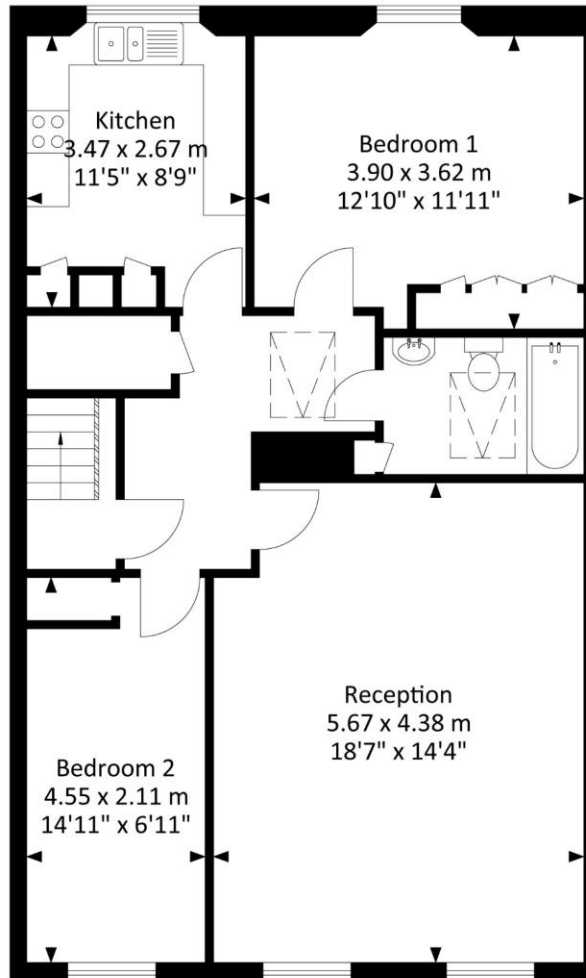
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## Top Floor Flat, 13 Caledonia Place, Clifton, Bristol BS8 4DJ

Approx. Gross Internal Area  
794.0 Sq.Ft - 73.80 Sq.M



For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



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