



ESTATE AGENTS

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**TOP FLOOR FLAT
7 PRINCES BUILDINGS
CLIFTON, BRISTOL
BS8 4LB**



A two bedroom top floor apartment spanning the full width of this grand, Grade II Listed house within an iconic Clifton Terrace. The apartment requires complete modernisation and refurbishment and will therefore suit an incoming purchaser that seeks a gratifying project. This incredibly spacious flat forms part of Princes Buildings, a famous landmark Clifton terrace that is dramatically located on the very edge of the Avon Gorge. The property enjoys some stunning views and outlooks over the rooftops of Clifton to the east and, at the rear, out of the city over the river Avon to the south and west. These really must be seen to be fully appreciated.

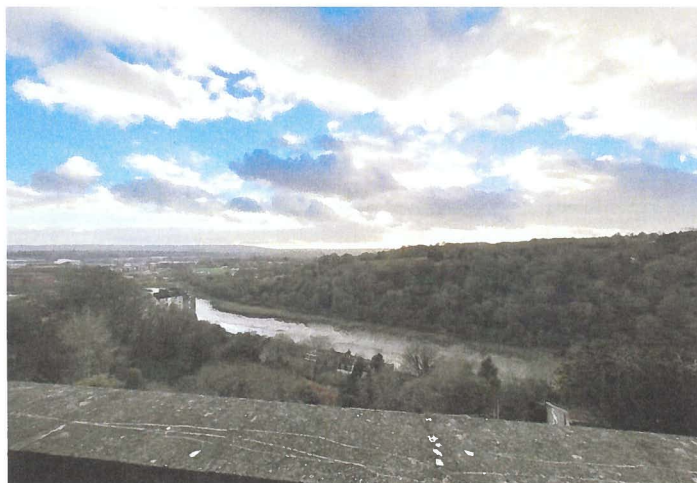
Other notable features include a 6.7 x 5.1m living room, large, eat in kitchen and a master bedroom with an en-suite shower room. In our opinion, given the sheer space provided, this flat could perhaps be reconfigured to allow additional bedroom accommodation if so desired (subject to any necessary surveys and consents). Lastly, please note that this property is being offered for sale without any onward chain.

LEASEHOLD WITH SHARE OF FREEHOLD

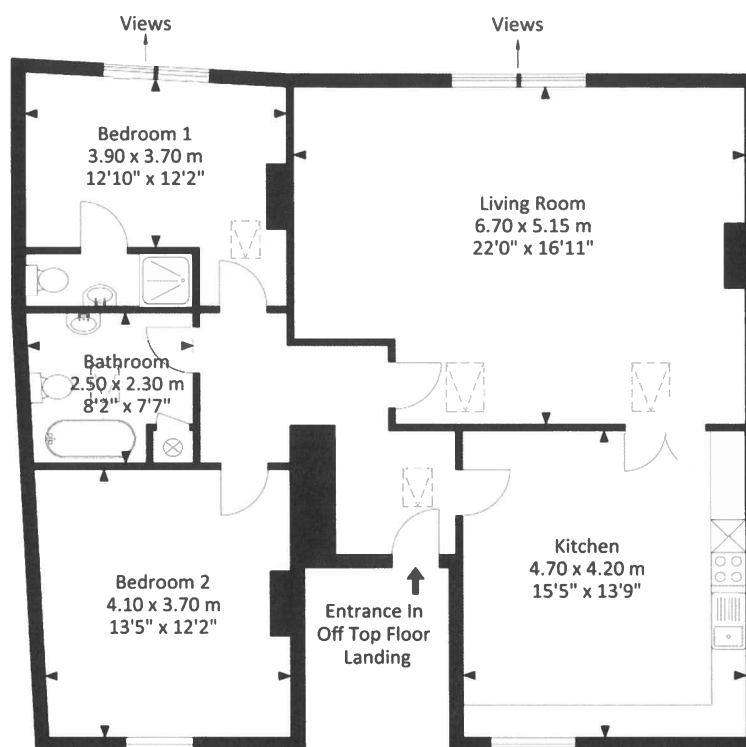
London Office: 121 Park Lane, London W1 Tel: (020) 7079 1425

Hydes of Bristol LLP Partners: Marcus Cryer A.N.A.E.A • Henry Thornhill BTh (Oxon) • Edmund Dodds M.N.A.E.A Company No: OC443785

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Approx. Gross Internal Area
1068.42 Sq.Ft - 99.26 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.

Top Floor

OTHER INFORMATION

TENURE: It is understood that the property is leasehold for the remainder of a 999 year lease with a share of freehold (a 999 year Lease from April 1984).

SERVICE CHARGES: It is understood that the current service charge is £120 per month.

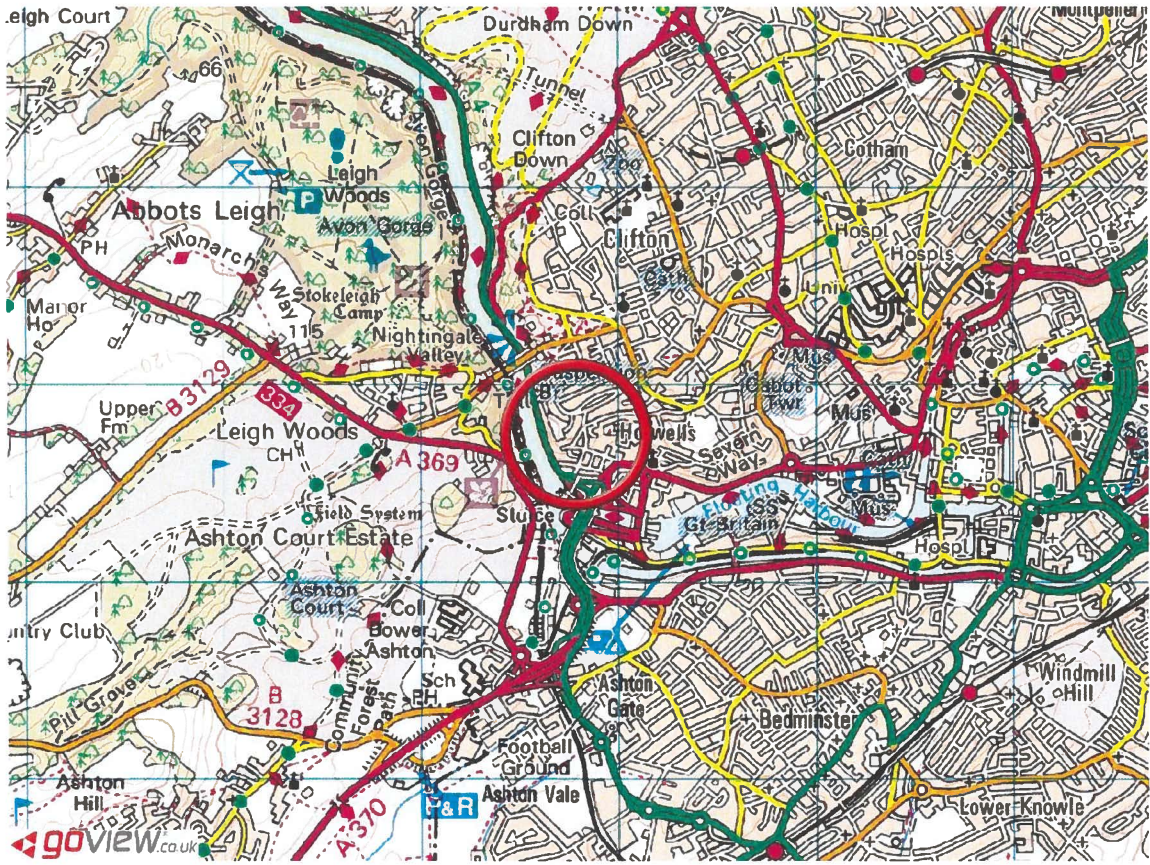
LOCAL AUTHORITY: Bristol City Council - (0117) 922 2000

COUNCIL TAX BAND: We understand it to be band D and that the charge for 2022/2023 is £2,230.37

VIEWING: Strictly by prior appointment with Hydes of Bristol.

LOCATION

Princes Buildings is an address held in extremely high regard situated in the very heart of Clifton. Clifton village itself is very attractive with singularly pleasing architecture. The variety of shops, boutiques and restaurants in Clifton village are within very short walking distance of the subject property. Clifton Zoo is nearby for family outings as is the Clifton Lido for an early morning swim. The vast expanse of Clifton's Downs is within walking distance as are the Observatory and the world famous Clifton Suspension Bridge designed by Isambard Kingdom which spans the Avon Gorge. Clifton is also particularly well served with schools in both state and private sectors, and Bristol University is within one and a half miles. Bristol is very well facilitated with bus routes. Proximity to the city centre allows easy access to the national motorway network via the M32 and rail links to London Paddington from Temple Meads mainline station.



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