



THE HALL FLOOR FLAT
1 CALEDONIA PLACE
CLIFTON

THE HALL FLOOR FLAT, 1 CALEDONIA PLACE, CLIFTON, BRISTOL, BS8 4DH.

THIS FANTASTIC TWO BEDROOM APARTMENT OFFERS A WONDERFUL OPPORTUNITY FOR INVESTORS, FIRST TIME BUYERS, OR SIMPLY A DISCERNING BUYER SEARCHING FOR A “PIED A TERRE”. SITUATED ON THE HALL FLOOR OF THIS STUNNING GRADE II* LISTED TOWNHOUSE, THIS CHARMING APARTMENT BOASTS STUNNING VIEWS OF BRUNEL’S ICONIC CLIFTON SUSPENSION BRIDGE. LOCATED IN THE HEART OF CLIFTON VILLAGE THIS TWO BEDROOM APARTMENT IS IDEALLY POSITIONED TO TAKE ADVANTAGES OF THE WEALTH OF BARS, CAFÉ’S, RESTAURANTS AND FASHIONABLE BOUTIQUES THAT THE VILLAGE HAS TO OFFER. THE PROPERTY ALSO HAS THE BENEFIT OF THE USE OF CENTRAL COMMUNAL GARDENS, AND IS OFFERED WITH NO ONWARD CHAIN.

SUMMARY OF ACCOMMODATION

This charming 2 bedroom property is an ideal investment or First Time buyer opportunity in a fabulous location with views to the front towards The Clifton Suspension Bridge.

The property has retained some period features such as the original working shutters, ceiling cornice and fireplace. The Sitting Room boasts 2 full height sash windows to the front aspect enjoying the view towards the Clifton Suspension Bridge. The kitchen is accessed via double glass doors and benefits from a range of wall and base units, an electric oven with hob, and a sink with views to the side aspect.

The bedrooms enjoy the same side aspect through their large sash windows, Bedroom one being a good sized double, whilst bedroom 2 is a large single, but used as a double due to a large mezzanine storage area above the hallway.

The bathroom has a white suite comprising of a bidet, wash hand basin, WC and bath with a shower over and a glass shower screen.

The property enjoys the benefit of the central Residents Gardens of Caledonia Place and West Mall, and is sold with no onward chain.

OTHER INFORMATION

Viewing - Strictly by prior appointment with Hydes of Bristol – 0117 973 1516

Tenure – Leasehold with Share of Freehold

Service Charge – We understand the service charge to be £80 per month.

Ground Rent – None payable as Share of Freehold.

Local Authority - Bristol City Council

Council Tax Band - We understand to be band ‘D’ (£2,345.24 for 2023/2024)

Services - We understand all mains services to be to be connected.

Broadband – Ultrafast available up to 1000 Mbps download, 220 Mbps upload.

Mobile Phone – There is voice coverage for EE, 02, Vodafone and Three.

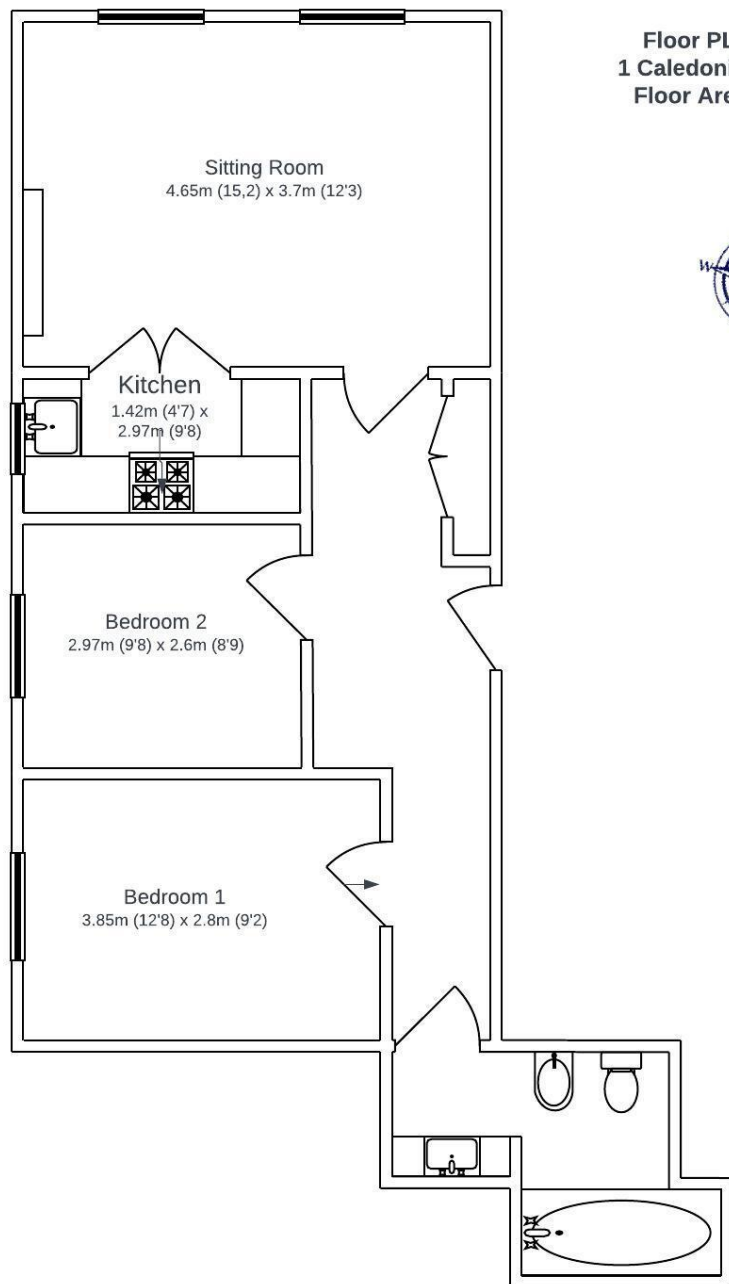
LOCATION

Caledonia Place is located in the heart of Bristol's ever popular Clifton Village, and enjoys a vibrant and energetic atmosphere to suit all manner of ages.

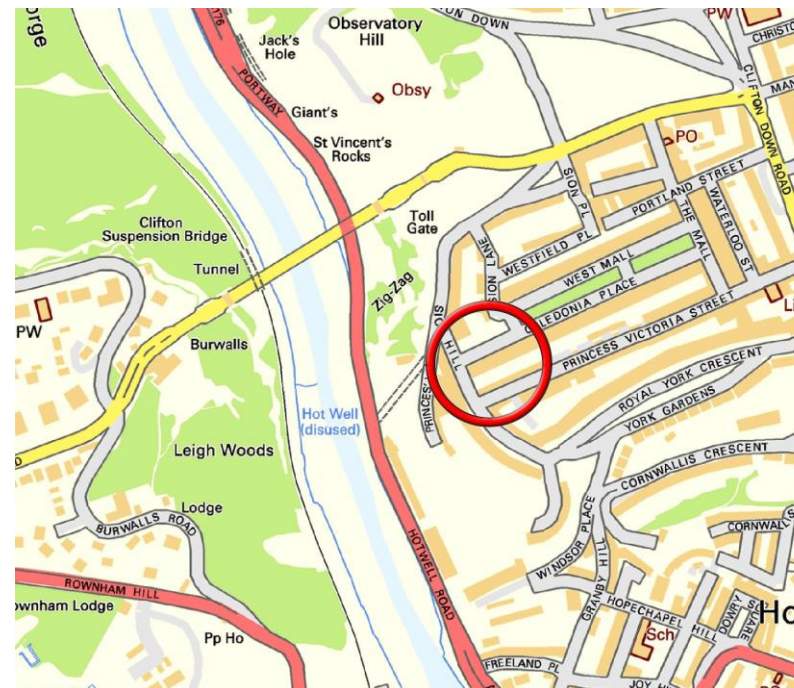
Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as Durdham Downs and The Ashton Court Estate, which is across the famous Suspension Bridge and includes mountain bike trails and bridle paths. There are golf courses close by and sailing and windsurfing at Baltic Wharf, and even surfing at “The Wave.”

For the commuter, there is good road access to the commercial centre, and indeed the motorway networks M5 and M4. Bristol Temple Meads train station provides an extensive service to many cities nationwide, and the city’s international airport flies connects to many European Cities.





Floor Plan - The Hall Floor Flat
1 Caledonia Place, Clifton, BS8 4DH
Floor Area (Source EPC) 58m²



IMPORTANT NOTE

Hydes of Bristol LLP and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes of Bristol LLP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes of Bristol LLP require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.



ESTATE AGENTS
28 Princess Victoria, Clifton, Bristol
BS8 4BU

Tel: (0117) 973 1516
Website: www.hydes.co.uk
Email: post@hydes.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

