

GARDEN APARTMENT,
36 CANYNGE SQUARE
CLIFTON, BS8



Hydes
OF BRISTOL

GARDEN APARTMENT, 36 CANYNGE SQUARE, BRISTOL, BS8 3LB

A stunning and well-proportioned maisonette (2,505 sq. ft) situated in Clifton's sought after Canynge Square, offering a quiet residential location surrounded by some stunning period architecture, within easy walking distance of the many amenities of Clifton Village and the Downs.

This property is offered for sale in superb condition and offers flexible accommodation set over two floors. It has its own large, private, southwest facing garden with an attractive outlook.

SUMMARY OF ACCOMMODATION

Set over two floors of this stunning early Victorian detached townhouse, the property offers extensive accommodation, recently refurbished, and beautifully presented, for a good range of buyers. Accessed via stone steps leading to the front door of the apartment and the initial entrance lobby, with access to a sunken courtyard. A further door leads onto the main hallway offering access to all of the accommodation on this level which includes a stunning kitchen/breakfast room and a large light filled living room overlooking the private garden. The spacious master bedroom overlooks the private garden and benefits from a lovely ensuite shower room. Further to this, is a spacious dining room which offers access to the garden via double doors and a further bedroom or study with an ensuite WC.

The lower floor offers three spacious bedrooms, a sumptuous family bathroom, a utility room and cinema room with another potential study area.

Outside, this apartment benefits from its own large private garden with a particularly open and sunny aspect, offering welcoming seclusion in a city location. It should be noted that there is listed building consent to open a doorway on to Canynge Road, meaning the property could be accessed from both Canynge Square and Canynge Road.

This property is being offered for sale with no onward chain.

LOCATION

Canynge Square was completed in the 1840's and is a residential location held in particularly high regard as a place to live within Clifton. The immediate environment is already rich in tree lined streets and Georgian or early Victorian architecture. A residents association raises a small annual subscription, manages the central gardens, and organises four social events a year. Clifton Village, with its shops, boutiques, and restaurants, is a short walk across Christchurch Green. Convenient bus routes provide easy access to the city centre which is only one and a half miles away as is the M32 and Bristol Temple Meads railway station. Also nearby, are the open spaces of Clifton Downs and the suspension bridge, which spans the Avon Gorge. The area is particularly well served by schools in both state and private sectors with Clifton College being almost adjacent (see location map).

OTHER INFORMATION

Tenure - Leasehold for the remainder of a 999-year term from 24th June 1985 - with a share of the freehold. This should be checked by your legal advisor.

Listing - We understand the property to be grade II listed

Service charge - £143 per calendar month. This should be checked by your legal advisor

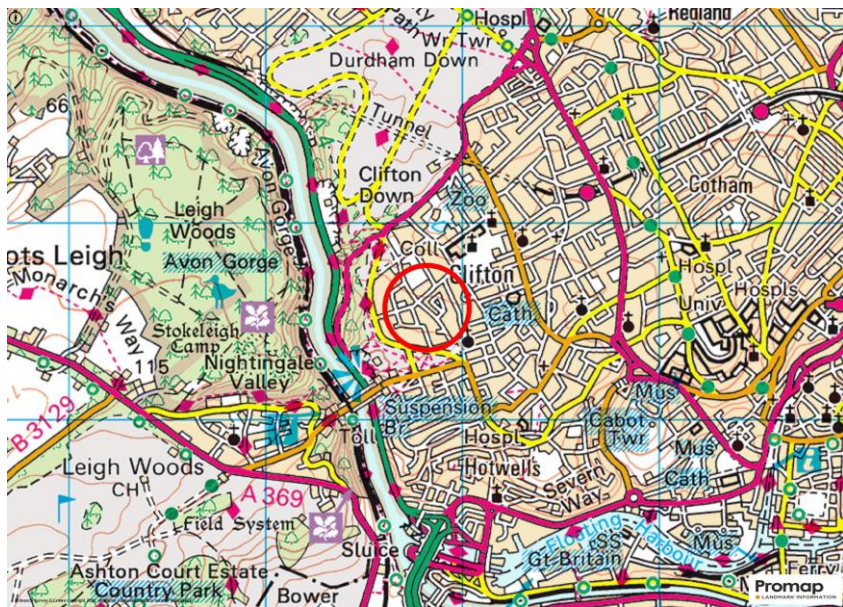
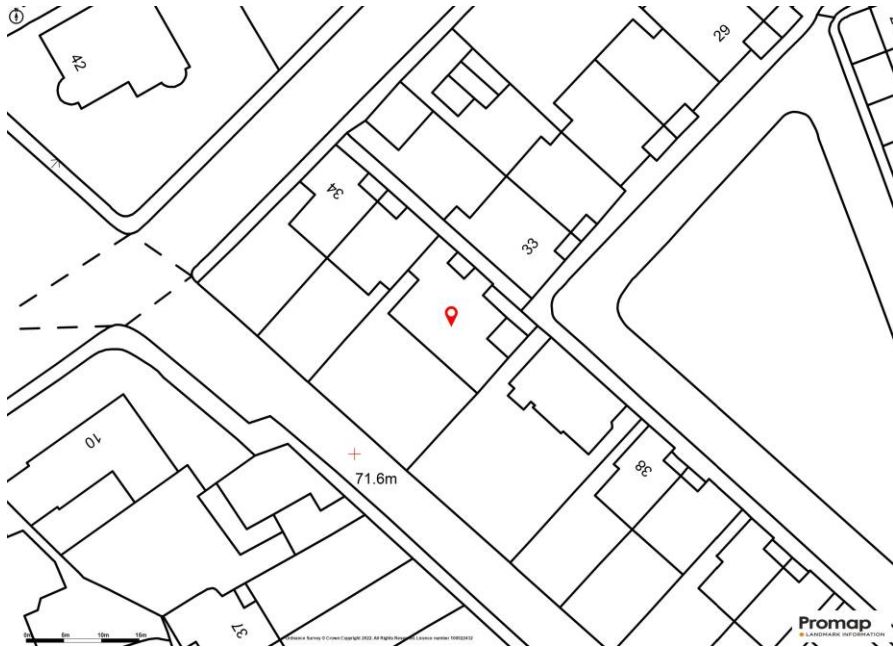
Council tax band - E - £2,726.01 per annum

Local authority - Bristol City Council

Viewings - Strictly by prior arrangement with sole agents Hydes of Bristol - 24 hours' notice is required.

IMPORTANT NOTE

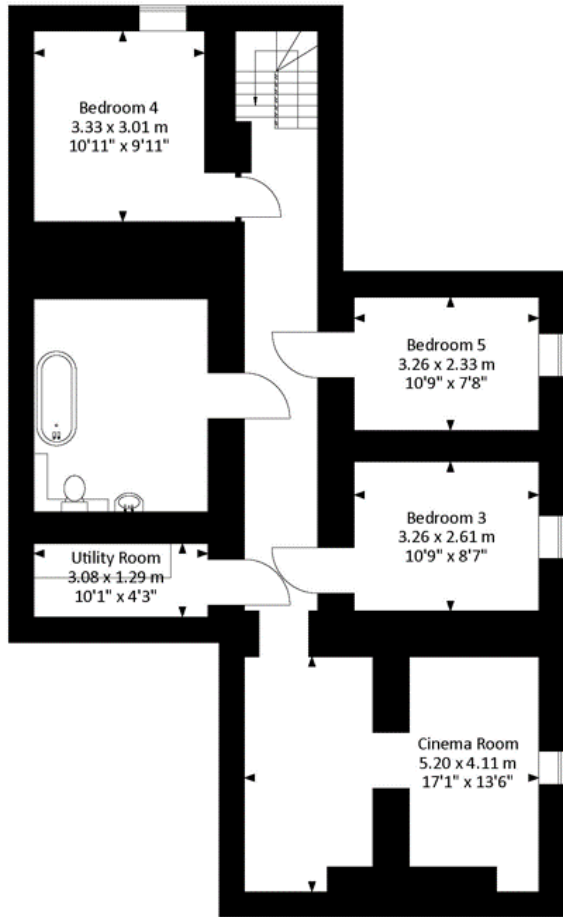
Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, 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 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 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.



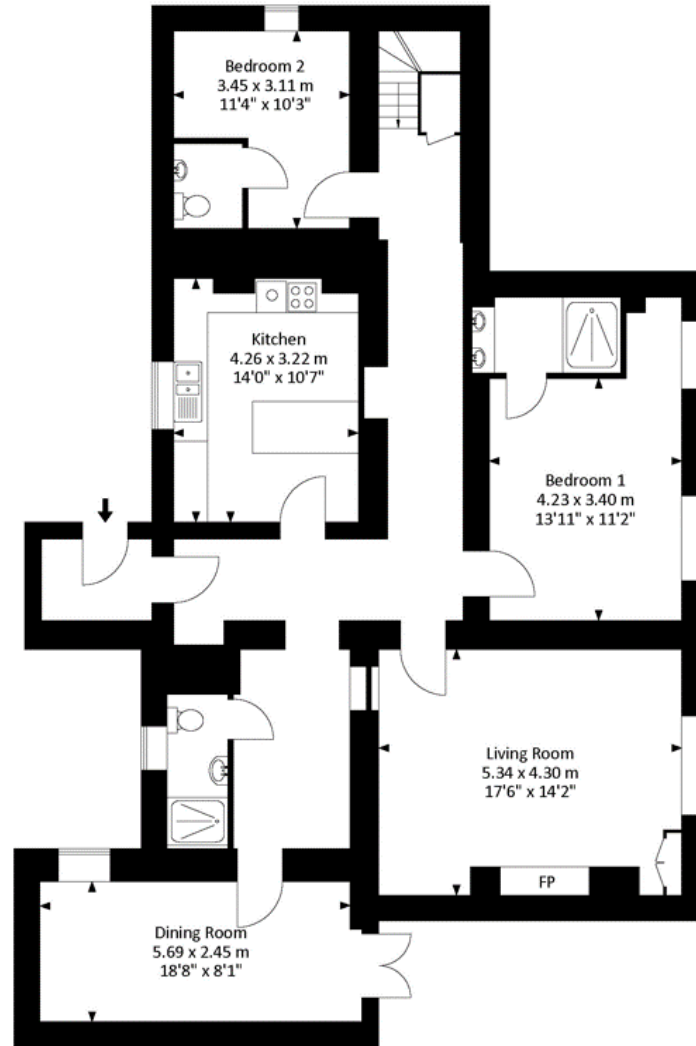
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area
2505.80 Sq.Ft - 232.80 Sq.M



Basement Floor



Ground Floor



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