



HALL FLOOR APARTMENT, 4 LANSDOWN PLACE, CLIFTON



# HALL FLOOR APARTMENT, 4 LANSDOWN PLACE, CLIFTON, BRISTOL, BS8 3AE

**A Fabulous Hall Floor Apartment with many period features, large open plan living, two double bedrooms with level access to Victoria Square Gardens and to the fashionable boutiques, bars and restaurants of Clifton Village.**

## SUMMARY OF ACCOMMODATION

4 Lansdown Place forms part of a handsome grade II\* listed terrace (constructed circa 1835), next to the Victoria Square Gardens, in the heart of Clifton Village and within walking distance of its many amenities. It should be noted that this Hall Floor Apartment has one step into the building but offers entirely level access beyond.

This elegant apartment benefits from many of the original period features of the building, in particular, the Sitting Room occupies the original Drawing Room and, as such, boasts deep skirtings with complementary architrave, picture rails and ceiling mouldings. There is a magnificent fireplace with mantle and surround, as well as wonderful South West facing sash windows with the original working shutters affording views across Victoria Square, and the original stripped wooden floorboards deliver a lovely homely feel. The well-appointed fitted kitchen is open plan to the Sitting Room although there is a definite informal divide so as to create a Kitchen and Dining area. Both of the bedrooms are doubles, and the Master is nicely proportioned with large sash windows with again the original working shutters offering views across the gardens to the rear. The bathroom is tiled to dado height with a white modern suit, and has the benefit of a power shower with a chrome and glass shower screen.

## OTHER INFORMATION

**Viewing** - Strictly by prior appointment with Hydes of Bristol - 01179731516

**Tenure** - Leasehold with a Share of Freehold. 961 Years remaining on lease - This should be checked by your legal adviser

**Local Authority** - Bristol City Council

**Council Tax Band** - We understand to be band 'C' (£1,982.55 in 2022/2023)

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

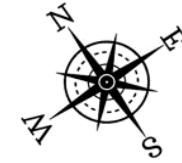
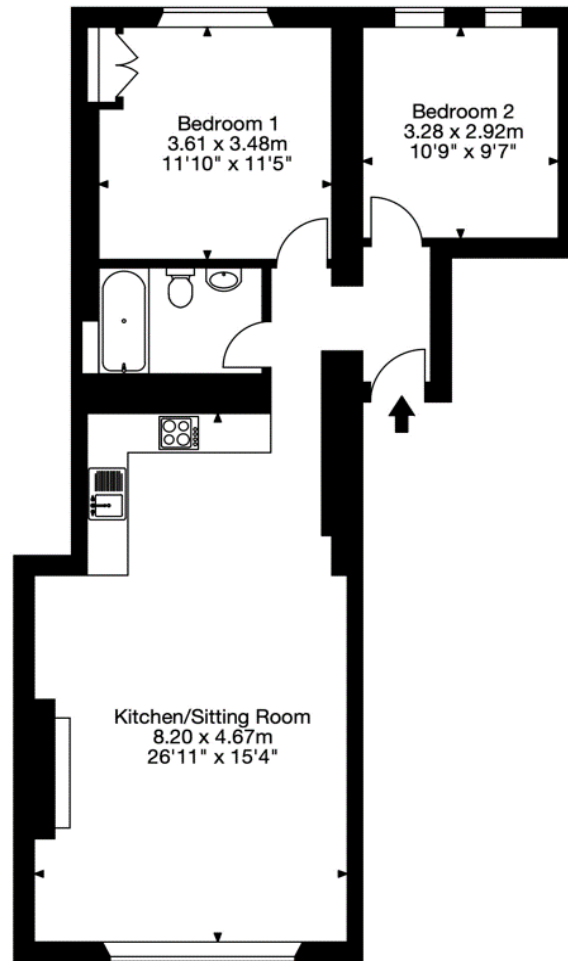
**Management fees** £80 Per calendar month. This should be checked by your legal adviser

## LOCATION

Lansdown Place is an address held in extremely high regard. This is owed to the uniquely convenient proximity to all the local amenities within Clifton Village and the widely admired and breath-taking examples of Victorian and Georgian architecture. The variety of shops, boutiques and restaurants in Clifton Village are quite literally on the doorstep as well as several bus routes providing easy city centre access. Indeed, Bristol's City Centre itself is within only one and a half miles allowing access to the national motorway network via the M32 and rail links to London Paddington from Temple Meads mainline station. The vast expanse of Cliftons Downs can be accessed across Christchurch Green (itself within ¼ of a mile) as can the historic landmark of Isambard Kingdom Brunel's world-famous suspension bridge spanning the Avon Gorge. The area is particularly well served for schooling in both state and private sectors with Clifton College, Clifton High and Christchurch Primary being within quarter of a mile of the subject property.



Hall Floor Apt, 4 Lansdown Place,  
Clifton,  
Bristol BS8 3AE  
Approx. Gross Internal Area  
777 Sq Ft - 72 Sq M



Ground Floor

**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.





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