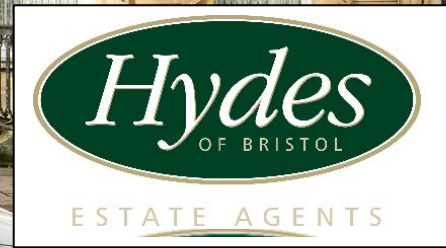


GARDEN FLAT
12 VICTORIA SQUARE
CLIFTON, BS8



GARDEN FLAT, 12 VICTORIA SQUARE, CLIFTON, BRISTOL, BS8 4ET

A beautifully presented and proportioned two double bedroom garden apartment, with a large, private and sunny rear garden, all set within the stunning Victoria Square, within moments of the many amenities that Clifton Village offers.

SUMMARY OF ACCOMMODATION

On entering the apartment there is a generous entrance hallway which currently houses a sofa and shelving and is used as a reading area that could equally be used as a dining area given it's close proximity to the kitchen. Further to this the beautifully finished kitchen benefits from a large sash window and a good range of wall and floor mounted units, the latter being topped with an attractive work top.

The master bedroom is also situated to the front of the property and is very well-proportioned offering plenty of room for a double bed and other bedroom furniture. The second bedroom is a generous double with fitted wardrobes and a large sash window looking out to the rear of the building. The living room offers plenty of room for a dining and living area, a large feature fireplace and double doors leading on to the patio and the garden. The attractive bathroom offers a large shower, bath, pedestal wash hand basin and a low-level WC.

Outside the property owns a vault that runs out under the pavement to the front and to rear the private patio and garden. As per the above the garden and patio are accessed via the living room. The patio offers room for outdoor furniture and leads to the steps up to the garden, which benefits from a good deal of privacy for a town garden and a nice open outlook as well as a sunny westerly aspect.

OTHER INFORMATION

Tenure – Leasehold with 968 years remaining with share of Freehold

Ground Rent - £25 Per Annum

Service Charge - £70 per calendar month

Local authority - Bristol City Council

Council tax band – C (£1,982.55 in 2022/2023)

Services - All mains services

Listing – Grade II* listed

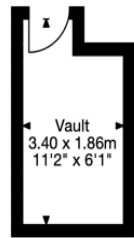
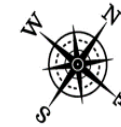
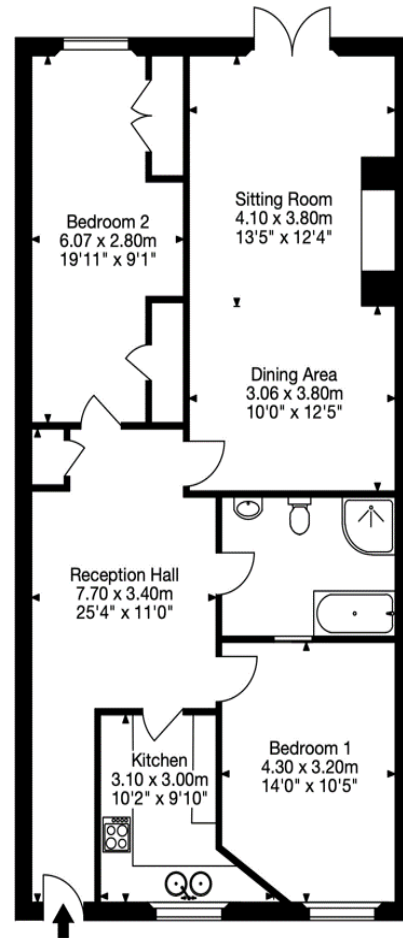
Viewings - Strictly by prior arrangement with sole agents Hydes of Bristol

LOCATION

Victoria Square is considered to be one of Clifton's most prestigious residential addresses owed to the uniquely convenient proximity to all the local amenities within Clifton Village and the breath-taking example of Victorian architecture that is widely admired. 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 railway station.



Garden Flat, 12 Victoria Square, Clifton, Bristol BS8 4ET
 Gross Internal Area (Approx.)
 Main House = 92 sq m / 990 sq ft
 Outbuildings = 5 sq m / 53 sq ft
 Total Area = 97 sq m / 1,043 sq ft



Outbuilding

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	66 d	
39-54	E		
21-38	F		
1-20	G		

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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