



44b Granby Court
Granby Hill
Clifton

SUMMARY OF ACCOMMODATION

A beautifully presented two double bedroom first floor apartment set within this purpose-built apartment complex, ideally situated within easy walking distance of Clifton Village and the Harbourside. Offering a 'turn key' experience the subject property also offers the benefits of a west facing balcony, a particularly well-proportioned living/dining room, double glazing throughout, some pleasant outlooks and an underground secure parking space.

The property is accessed via an attractive communal hallway and on entering the main front door two short flights of stairs take you to the front door of the subject flat. The front door opens on to the entrance hallway, with two useful storage cupboards immediately to the right. To the left is the door to the spacious second bedroom which offers plenty of room for a double bed and some attractive views over the lovely Georgian townhouses in Hope Square and it's communal garden, which residents can use. Further to this the main bedroom, also offering some generous proportions, offers the same pleasant outlook.

The living/dining room (19'4" by 12'4") offers plenty of light from floor to ceiling glazed sliding doors leading to the west facing balcony, and ample room for some sizeable furniture. The attractively fitted kitchen offers plenty of storage in both wall and floor mounted units, a pantry cupboard and a good deal of light from a large window in the western elevation. The bathroom has been finished to a particularly high specification and offers a bath with an overhead shower, a low-level WC and a wash hand basin.

Lastly the flat offers the aforementioned balcony with a westerly aspect, that offers a lovely outlook and room for a table and chairs. The secure underground car parking space, accessed via Hope Square is set behind automated electric gates. Use of the stunning communal gardens in Hope Square.

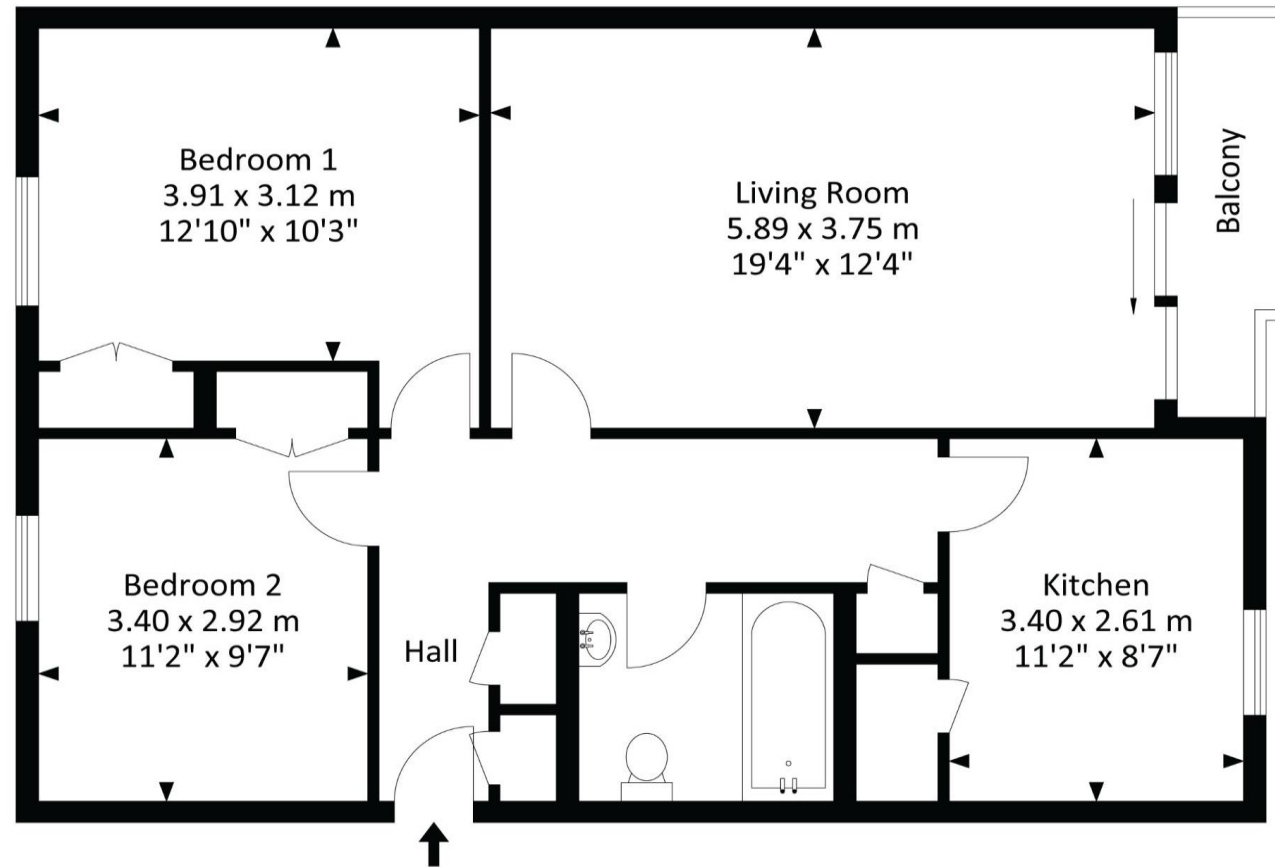
LOCATION

Granby Hill is an address held in high regard owing to the uniquely convenient proximity to Clifton Village and the breathtaking examples of Georgian architecture locally including Dowry Square, Windsor Terrace and The Paragon. The variety of shops, boutiques and restaurants in Clifton Village are within quarter of a mile. Several bus routes providing easy city centre access can be found within 400 yards. Indeed, Bristol's City Centre itself is within only one mile allowing access to the national motorway network via the M32 and rail links to London Paddington from Temple Meads mainline station. World famous, historic sites such as Isambard Kingdom Brunel's SS Great Britain and the world famous Suspension Bridge spanning the Avon Gorge can also be found within half a mile. The area is well served for schooling in both state and private sectors the most notable being Hotwells Primary School, which has Beacon status

OTHER INFORMATION

Leasehold - 100 years remaining - With a share of freehold
Services – Water, drainage and electricity
Service charge - £155 per calendar month
Local authority - Bristol City Council
Tax band - C - £2,186.95 - 24/25
Broadband speeds - 80mbps download - 20 mbps upload
Mobile coverage - Likely - EE, Vodafone, Three and O2

Approx. Gross Internal Area
801.48 Sq.Ft - 74.46 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.

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