



FIRST FLOOR APARTMENT, TRINMORE, CLIFTON DOWN, BRISTOL

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SUMMARY OF ACCOMMODATION

This stunning First Floor Apartment has been sensitively renovated to an exacting standard. As such combining the charm of period features, with the convenience and elegance of contemporary living, thus offering some 1760 square feet of exquisitely presented, and beautifully appointed internal space. The property sits within a stunning semi detached grade II listed townhouse on Clifton Down, superbly located close to Clifton Village and the Downs.

On entering the first floor apartment one is immediately aware of a feeling of space and light, with a generous central hallway offering access to the three bedrooms, kitchen and sitting room, as well as the family bathroom and utility room. The living room, which sits to the front of the property affords a pleasant leafy outlook over Clifton Down and provides access to a west facing balcony offering the same pleasant vista. There is a particularly light kitchen dining room, that boasts a contemporary kitchen with integrated appliances, with a central island and an area for dining table and chairs. The master bedroom to the front of the property enjoys the pleasant views across the downs, and has the benefit from a sizable ensuite with a large built in shower, roll top bath, WC and wash basin. The other two bedrooms are both doubles. The family bathroom is well appointed as one would expect, as is the separate utility room.

The property also has a mezzanine level room, which contains the boiler, a WC and offers great storage for golf clubs and such like.

Outside, the apartment comes with privately owned gardens to the front, as well as an area of hardstanding.

It should be noted that the Apartment is sold with no onward chain.

OTHER INFORMATION

TENURE - The remainder of a 999 year lease

SERVICE CHARGE - £358.33 per calendar month

LISTING - Grade II listed

LOCAL AUTHORITY - Bristol City Council

COUNCIL TAX BAND – F (3,553.80 per for 2024/2025)

BROADBAND - Download up to 1,000 mbps and upload up to 220 mbps.

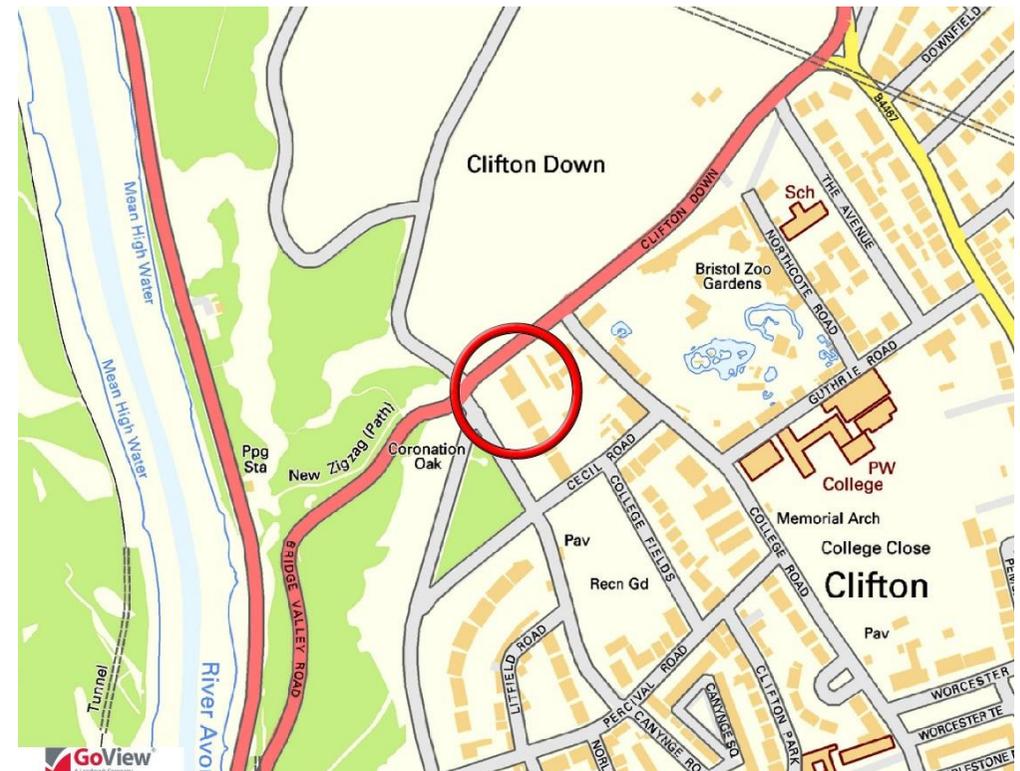
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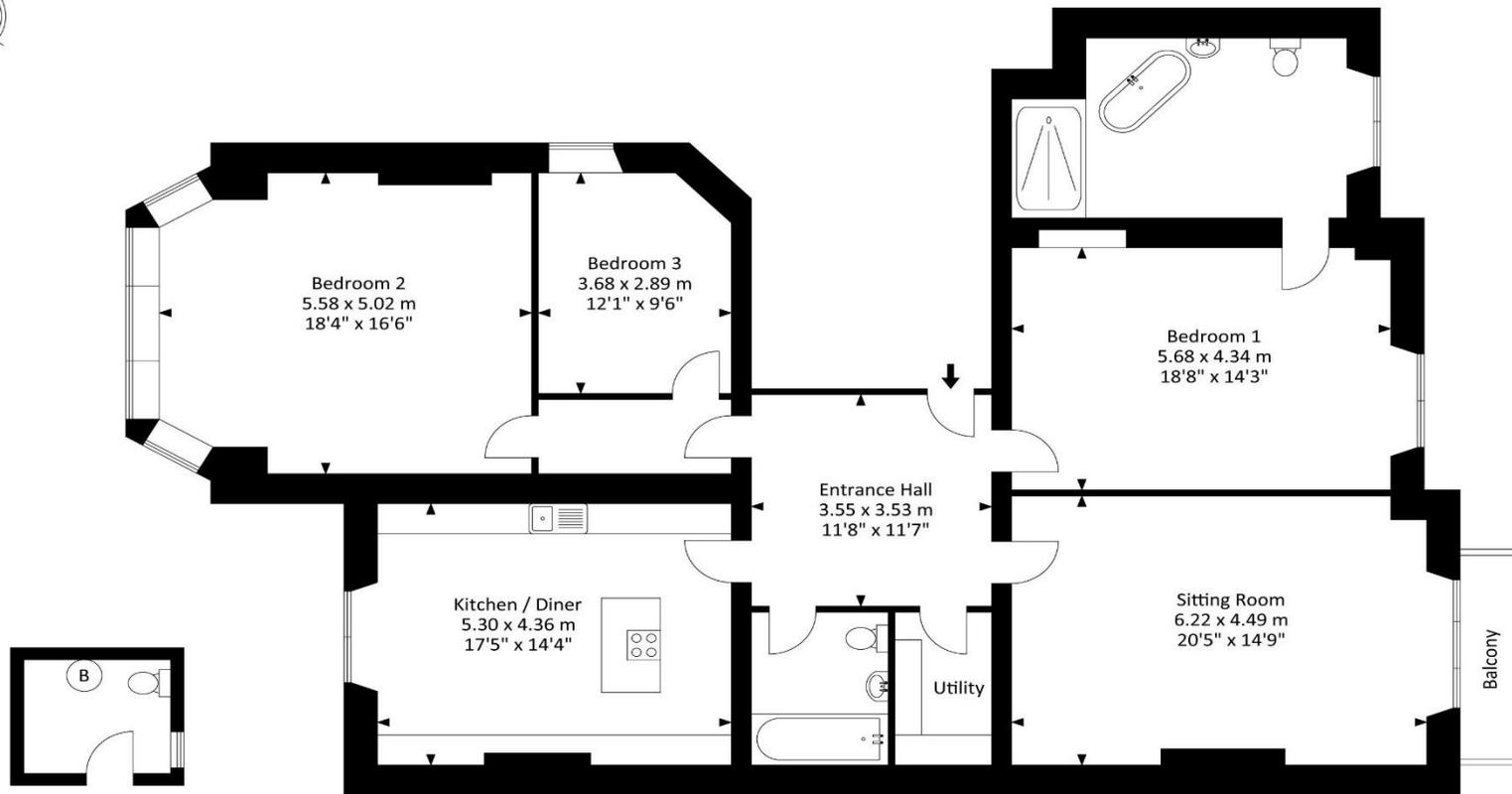
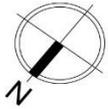
LOCATION

Clifton Down is a road which contains some of Clifton's most impressive architecture. The subject property is within 0.25 mile of Clifton Village which provides a wide range of shops, restaurants and boutiques. Bristol City centre is within 1.5 miles of the property which allows easy access to the motorway and national rail network.

The property is well served for schooling; Clifton College, Clifton High School and Christchurch Primary School are all within 0.5 mile. Clifton Down is situated opposite Bristol's famous Durdham Downs which provide circa 400 acres of recreational space.



Approx. Gross Internal Area
1760.86 Sq.Ft - 163.59 Sq.M



Mezzanine

First Floor Flat

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.

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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