



FLAT 10, THE CLOISTERS, 20-22 COLLEGE ROAD, CLIFTON, BRISTOL

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SUMMARY OF ACCOMMODATION

In need of modernisation, this ground floor self contained apartment is a fabulous opportunity to create a beautiful home with off street parking and a private walled patio garden. located adjacent to Clifton College and a short walk to Clifton Village, and the Downs the potential of this apartment will appeal to all types of purchasers.

Currently arranged as a three bed, this property would easily revert back to its original two bed layout, and as such would create a fabulous two bedroom apartment in this desirable location.

The sitting room is a generous size, affords direct access to the enclosed private walled patio garden, as leads to the kitchen, with a range of wall and base units with laminate worksurfaces over tiled to splashback, and space and power for an electric oven with hob, as well as space and power for a fridge freezer. There is also space, plumbing and power for a washing machine.

The current master bedroom, in reality is the second bedroom as the master bedroom has been partitioned to create bedrooms two and three. Reinstating the master bedroom would deliver two good sized double bedrooms.

The bathroom consists of a side panelled bath, WC and pedestal wash basin, there is also a heated towel rail.

The enclosed South West facing patio garden is a great asset for this apartment, and is accessed directly from the principle living room.

The property also has benefit of an allocated private car parking space, that is accessed off Clifton Park Road.

It should be noted that this property is offered for sale with no onward chain.

OTHER INFORMATION

TENURE – Leasehold, with a Share Of The Freehold

SERVICE CHARGE - £1440 per annum

EPC – E (47) with the potential of C (77)

LOCAL AUTHORITY - Bristol City Council

COUNCIL TAX BAND – (£2.186.95 for 2024/2025)

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

MOBILE PHONE COVERAGE - Voice and Data is available in the area with EE, Vodafone, Three and 02.

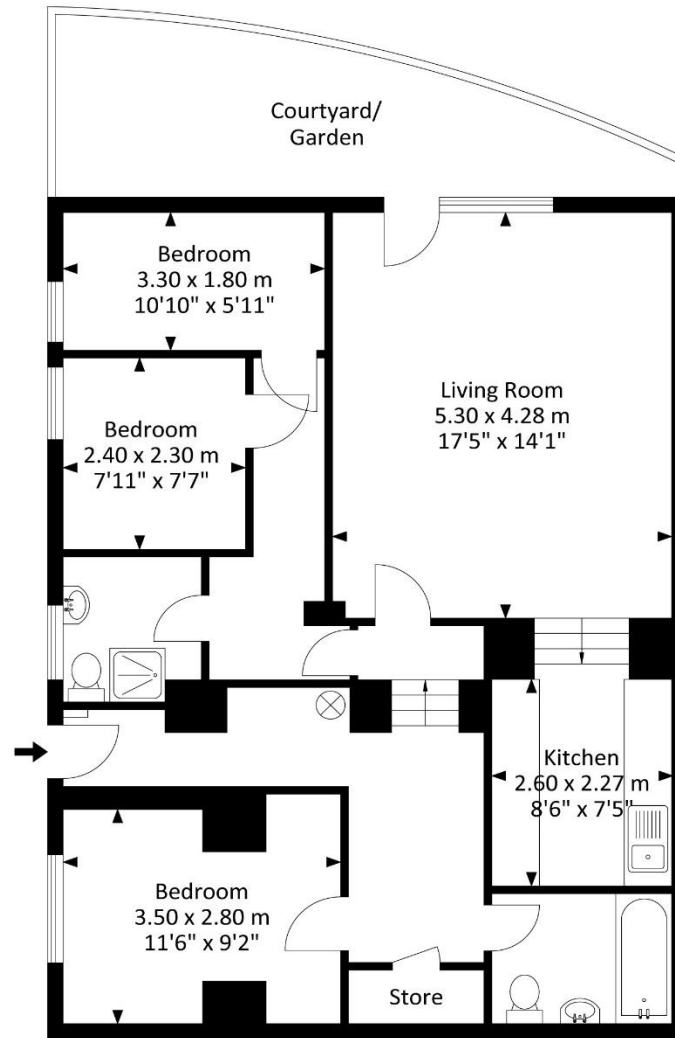
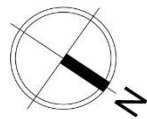
LOCATION

College Road 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 is on the doorstep, 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
1148.80 Sq.Ft - 81.41 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.

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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