



Hall Floor Apartment
37 – 38 Cornwallis Crescent
Clifton

THE HALL FLOOR APARTMENT, 37 – 38 CORNWALLIS CRESCENT, CLIFTON, BRISTOL, BS8 4PH

THIS EXQUISITE HALL FLOOR APARTMENT SPANS TWO OF THESE BEAUTIFUL GRADE II* LISTED TOWNHOUSES AND SITS WITHIN THIS WONDERFUL GEORGIAN TERRACE WHICH IS ONE CLIFTON'S FINEST. NUMBERS 37 AND 38 ARE TO BE FOUND AT THE EASTERLY END OF THE CRESCENT, AND AS SUCH OFFER A SHORT WALK TO THE FASHION BOUTIQUES, RESTAURANTS, BARS, CAFÉS AND INDEED ALL THAT THE VILLAGE OFFERS. THIS ELEGANT THREE BEDROOM APARTMENT UNIQUELY OCCUPIES THE GROUND FLOOR OF BOTH PROPERTIES, AND AS SUCH RETAINS THE ORIGINAL ROOM PROPORTIONS AND OFFERS DIRECT ACCESS TO THE TERRACE, PROMENADE, AND THE BEAUTIFUL COMMUNAL GARDENS BEYOND. COMPREHENSIVELY REFURBISHED BY THE CURRENT OWNER TO THE HIGHEST OF STANDARDS, NOT ONLY RETAINING, BUT ENHANCING THE MANY PERIOD FEATURES. THIS PROPERTY IS SIMPLY STUNNING AND MUST BE ONE OF THE FINEST IN CLIFTON.

SUMMARY OF ACCOMMODATION

This breath taking apartment oozes quality, and the overall impression is that of light and space. As mentioned above, the apartment spans the hall floor of two fine Georgian townhouses which affords the unique opportunity to retain the proportions of the original rooms. To the rear of the property there are the well appointed kitchen/dining room and the grand sitting room, which have a total of six full height sash windows to the southerly aspect allowing light to flood the generous accommodation, as well as framing the far reaching views across the terrace, communal gardens and beyond. Both of these impressive rooms also offer direct access to the terrace, and have an abundance of beautiful period features such as the restored working marble fireplaces, the kitchen fireplace houses a log burner, and wonderful feature alcoves.

There are two double bedrooms and a single bedroom, all to the front aspect. The generous master bedroom benefits from an ensuite, and the family bathroom is conveniently positioned for the second and third bedrooms as well as the living accommodation. As one would expect, the presentation of the bathrooms and the fittings throughout the apartment are of the upmost quality. Within every one of these charming rooms there are an abundance of period features, and the "Monkey Room" is truly special as the owner has introduced some wonderful panelling and architraves, incorporating a window seat in the classic Palladian style.

The property affords direct access to the rear terrace and promenade, which is South facing so revels in an all day sunny aspect. The promenade is a key feature of this fine terrace, and has an impressive stone balustrade. Although the terrace is communal, there is an informal understanding that the occupants at Hall Floor level enjoy the benefit of the terrace, in this instance spanning Fifty feet. The well kept communal gardens are mainly laid to lawn, with the benefit of a wide range of mature trees, plants and shrubs offering a lovely relaxing atmosphere.

OTHER INFORMATION

Tenure – Share Of Freehold with 999-year lease that commenced in 1979

Yearly service charge - £1,800 per year

Ground Rent - £20 per year

Local authority – Bristol City Council

Council tax band – F (£3,387.57 per annum 2023/24)

Services - All mains services

Broadband – Up to 1000 Mbps Download and 220 Mbps Upload Speed

Mobile Phones – Data and Voice coverage for EE, O2, Vodafone and Three

LOCATION

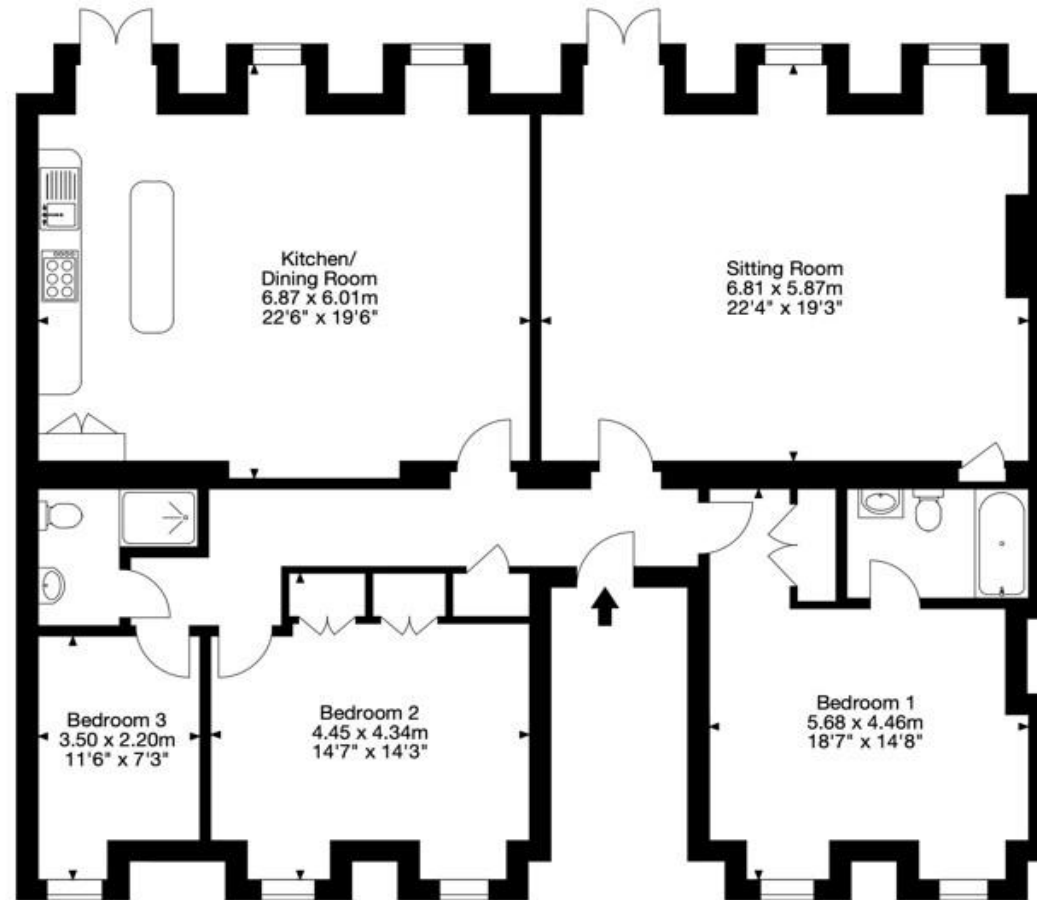
Cornwallis Crescent is an Iconic Georgian Terrace in Clifton Village, with its wide range of boutiques, cafés, bars, and restaurants. It is merely a short walk to Christchurch Green. Durdham Downs with 400 acres of Parkland is approximately half of a mile away. The location is also convenient for access to The Clifton Triangle, The Harbourside, and The City Centre.

Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as the aforementioned Durdham Downs. There is also the Ashton Court Estate, across Brunel's famous Clifton Suspension Bridge which includes mountain bike trails and bridle paths. For those seeking more energetic pastimes, there are golf courses close by and sailing and windsurfing at Baltic Wharf, and even surfing at "The Wave."

For the commuter, the A4 has a direct link to the commercial centre, and indeed the motorway networks M5 and M4. Bristol Temple Meads train station provides an extensive service to many cities nationwide, and the city's international airport connects to many European Cities.



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Gross Internal Area (Approx.)
142 sq m / 1,528 sq ft



IMPORTANT NOTE

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