



HALL FLOOR FLAT
5 PRINCES BUILDING
CLIFTON, BRISTOL,
BS8 4LB

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A rare opportunity to purchase a beautifully presented two double bedroom, hall floor apartment, in the heart of Clifton village close to its many amenities. Set within a handsome Grade II* Listed Georgian town house The property provides stunning outlooks over the Avon Gorge, North Somerset and towards the world-famous Clifton Suspension Bridge. Other benefits include a full width balcony with the previously mentioned views, a stunning reception room this is open to a beautifully appointed kitchen/ breakfast room. The master bedroom benefits from an attractive en-suite shower room. The second bedroom is also a well-proportioned and is served by an attractively finished main bathroom. In addition to this there is a separate spacious cellar area on the lower ground floor which belongs to the subject property. Lastly the property has access to, via steps from the balcony to a stunning communal garden overlooking the Avon Gorge.

OTHER INFORMATION

TENURE: It is understood that the property is leasehold for the remainder of a 999-year lease with a share of freehold

SERVICE CHARGES: £183 per month

LOCAL AUTHORITY: Bristol City Council - (0117) 922 2000

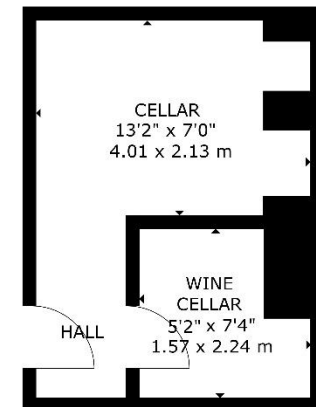
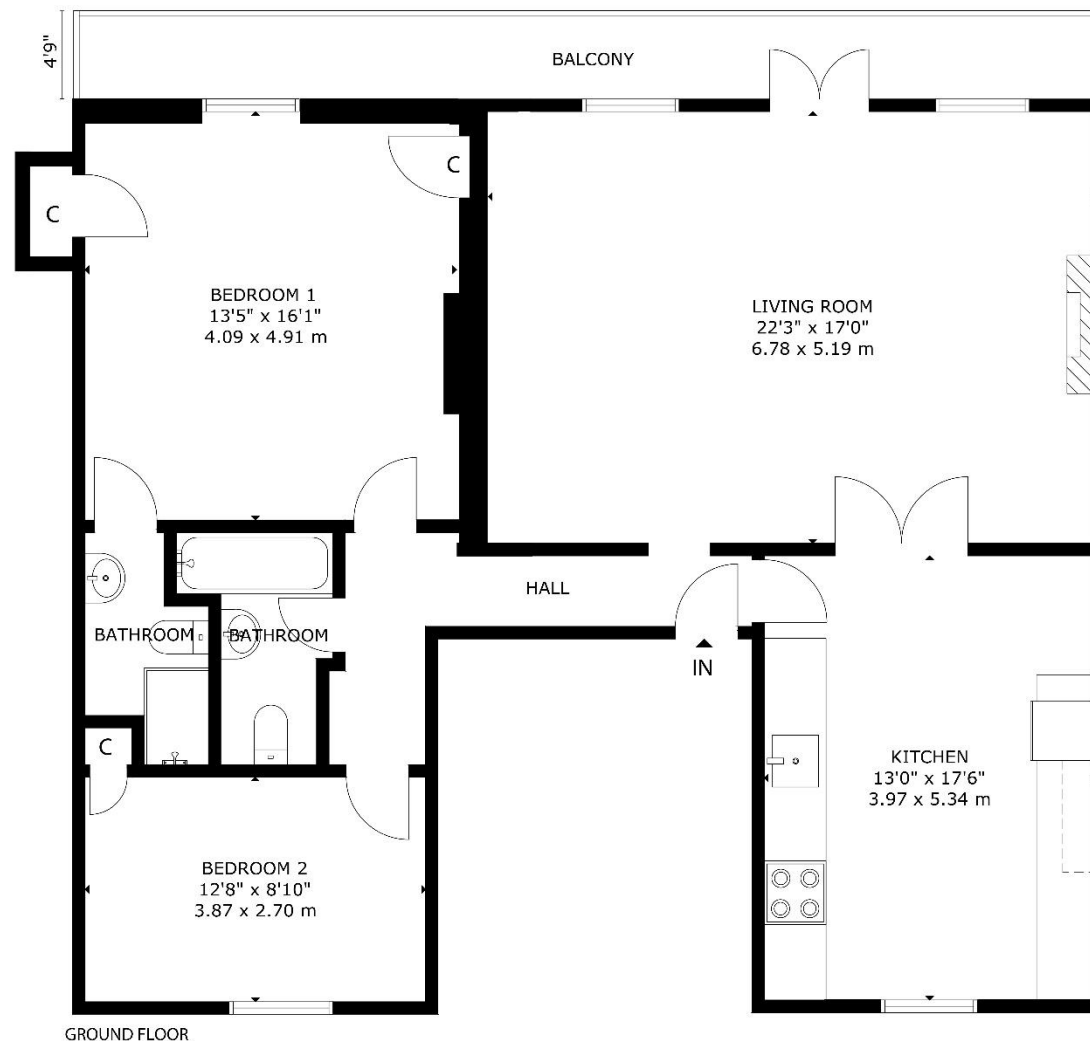
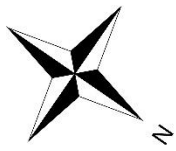
COUNCIL TAX BAND: We understand it to be band D and that the charge for 2024/2025 is £2,460.32

VIEWING: Strictly by prior appointment with Hydes of Bristol.

LOCATION

Princes Buildings is an address held in extremely high regard situated in the very heart of Clifton. Clifton village itself is very attractive with singularly pleasing architecture. The variety of shops, boutiques and restaurants in Clifton village are within very short walking distance of the subject property. Clifton Zoo is nearby for family outings as is the Clifton Lido for an early morning swim. The vast expanse of Clifton's Downs is within walking distance as are the Observatory and the world-famous Clifton Suspension Bridge designed by Isambard Kingdom which spans the Avon Gorge. Clifton is also particularly well served with schools in both state and private sectors, and Bristol University is within one and a half miles. Bristol is very well facilitated with bus routes. Proximity to the city centre allows easy access to the national motorway network via the M32 and rail links to London Paddington from Temple Meads mainline station.





GROUND FLOOR

HALL FLOOR FLAT, 5 PRINCE'S BUILDINGS, BRISTOL
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,199 SQ FT / 111 SQ M
CELLAR 164,25 SQ FT / 15,26 SQ M

All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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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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