



TOP FLOOR APARTMENT  
10 WEST MALL  
CLIFTON



# TOP FLOOR APARTMENT, 10 WEST MALL, CLIFTON, BRISTOL, BS8 4BH

A FABULOUS TOP FLOOR APARTMENT SET WITHIN ONE OF CLIFTON'S MOST EXCLUSIVE AND DESIRABLE GEORGIAN TERRACES, IN THE HEART OF THE VILLAGE. THE ACCOMMODATION IS WELL PRESENTED, AND ENJOYS TWO DOUBLE BEDROOMS, A LARGE LIVING ROOM, SEPARATE KITCHEN, AND A BATHROOM. THERE IS A PLEASANT OUTLOOK TO FRONT AND REAR, WHILE THE COMMUNAL GARDENS OF WEST MALL OFFER PEACE AND TRANQUILLITY.

## SUMMARY OF ACCOMMODATION

The top floor apartment of 10 West Mall is a fantastic opportunity for any discernible purchaser looking for a quality apartment with two even sized double bedrooms in the heart of Clifton Village. The communal areas are also well presented, and appropriately furnished. These attributes combined with the organised hallway imply a well managed building that benefits from a share of the Freehold.

On entering the apartment there is a central hallway with a large storage cupboard and doorways to the accommodation. The living room is very light and bright with vaulted ceilings incorporating a skylight creating an interesting and spacious environment in which to enjoy Clifton living with a pleasant outlook to the front aspect.

The separate kitchen is generous in size, with a wide range of fitted wall and base units topped with rolled edge worksurface, and again enjoys a pleasant outlook to the front, and a Skylight within the vaulted ceiling.

The Bedrooms are both good sized doubles, and enjoy a lovely aspect to the rear. You can even see Brunel's Suspension Bridge if you look left!

The property also has the benefit of the lovely Mall Gardens.

## OTHER INFORMATION

**Tenure** - Leasehold for the remainder of 999 years commencing 1.1.1999.

**Service charge** - £1,890 per annum

**Listing** - Grade II\* listed

**Services** - All mains services

**Local authority** - Bristol City Council

**Tax band** - C - £2,296.79 per annum

**Viewings** - 24 Hours notice required

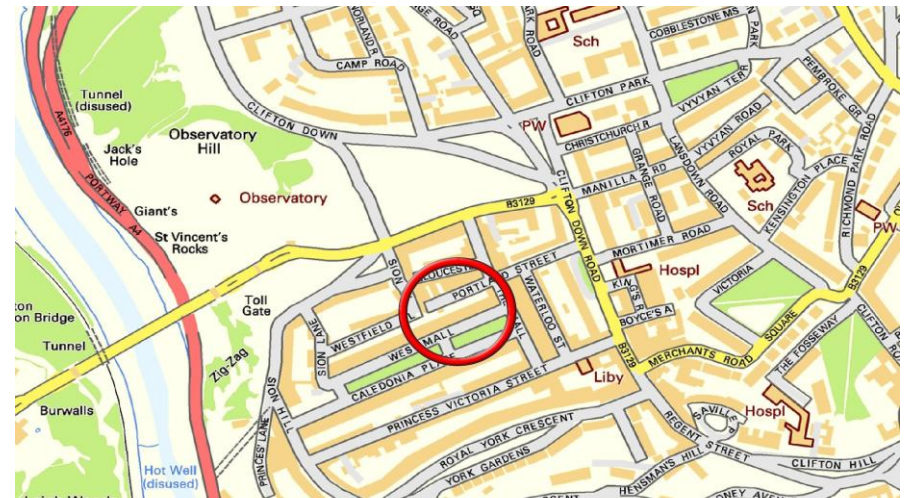
**Broadband speeds** - 1800 mbps download - 220 mbps upload

**Mobile coverage** - Good indoor and outdoor - EE, Three, 02, Vodafone

## LOCATION

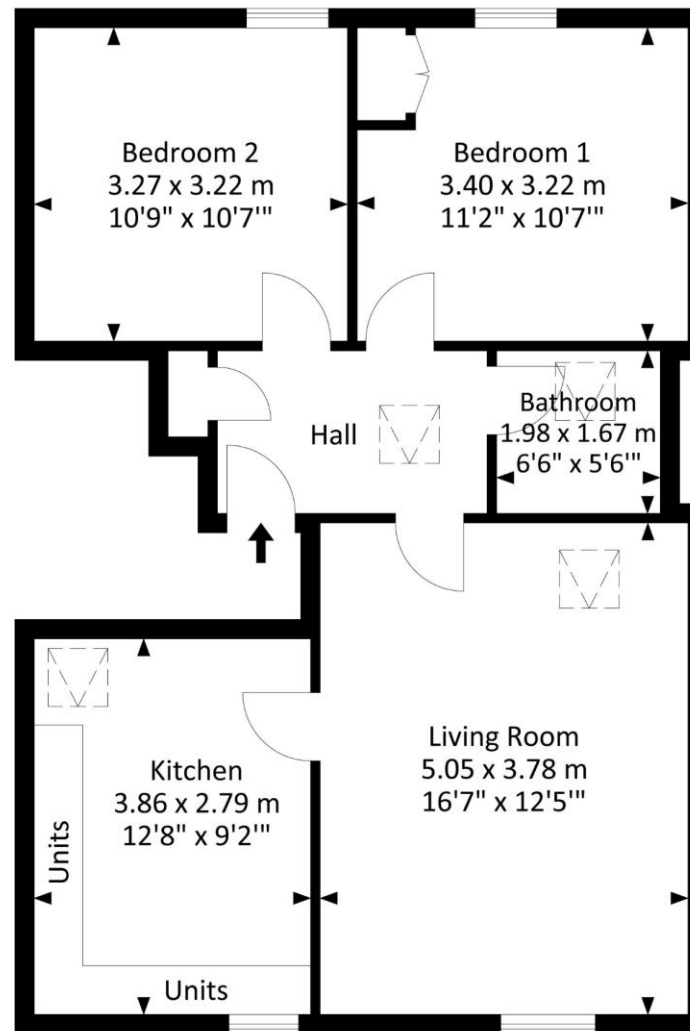
West Mall is an Iconic Georgian Terrace in the heart of Clifton Village, with its wide range of boutiques, cafés, bars, and restaurants, is merely a short walk to Christchurch Green, and Durdham Downs with 400 acres of Parkland is approximately a quarter of a mile away. Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as the afore mentioned 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 flies direct to many European Cities.



**West Mall, Clifton,  
Bristol BS8 4BH**

Approx. Gross Internal Area  
656.38 Sq.Ft - 60.98 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.

**IMPORTANT NOTE**

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