



£475,000

Cornwallis House Cornwallis Grove, Clifton, Bristol, BS8 4PG

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## Cornwallis House Cornwallis Grove Clifton, Bristol, BS8 4PG

Cornwallis House is an impressive Grade II Listed property built in circa 1794.

The property is surrounded by stunning communal gardens which are a real haven given the hustle and bustle of Clifton Village is only 100 metres away. The front door to the flat is located down a set of steps to the right hand side of the main pillars with a door providing a communal entrance for flats 1 & 2.

The front door to number 1 leads into a entrance hallway with tiled floor and a useful storage cupboard. On the right hand side the generously sized living room has a vaulted ceiling, period fireplace, panel glazed sash window and has plenty of space for both seating and dining. A door opens into a well appointed, Shaker style kitchen which is fitted with a range of bespoke units with integrated appliances and a double stainless steel sink unit. There is a granite work top with tiled walls and floor. A small breakfast bar seating area looks through a sash window to the gardens beyond.

On the opposite side of the hallway are two double bedrooms which both have fitted wardrobes, a dressing table and a sash window. A smartly designed shower room sits centrally off the hallway and has a walk-in shower cubicle, pebble stone hand wash basin, an arched sash window, underfloor heating and w/c.

Externally the property has the rare benefit of an allocated off-street parking space in addition to further visitor parking spaces.

This is an exceptional apartment in a prestigious building close to Clifton Village.





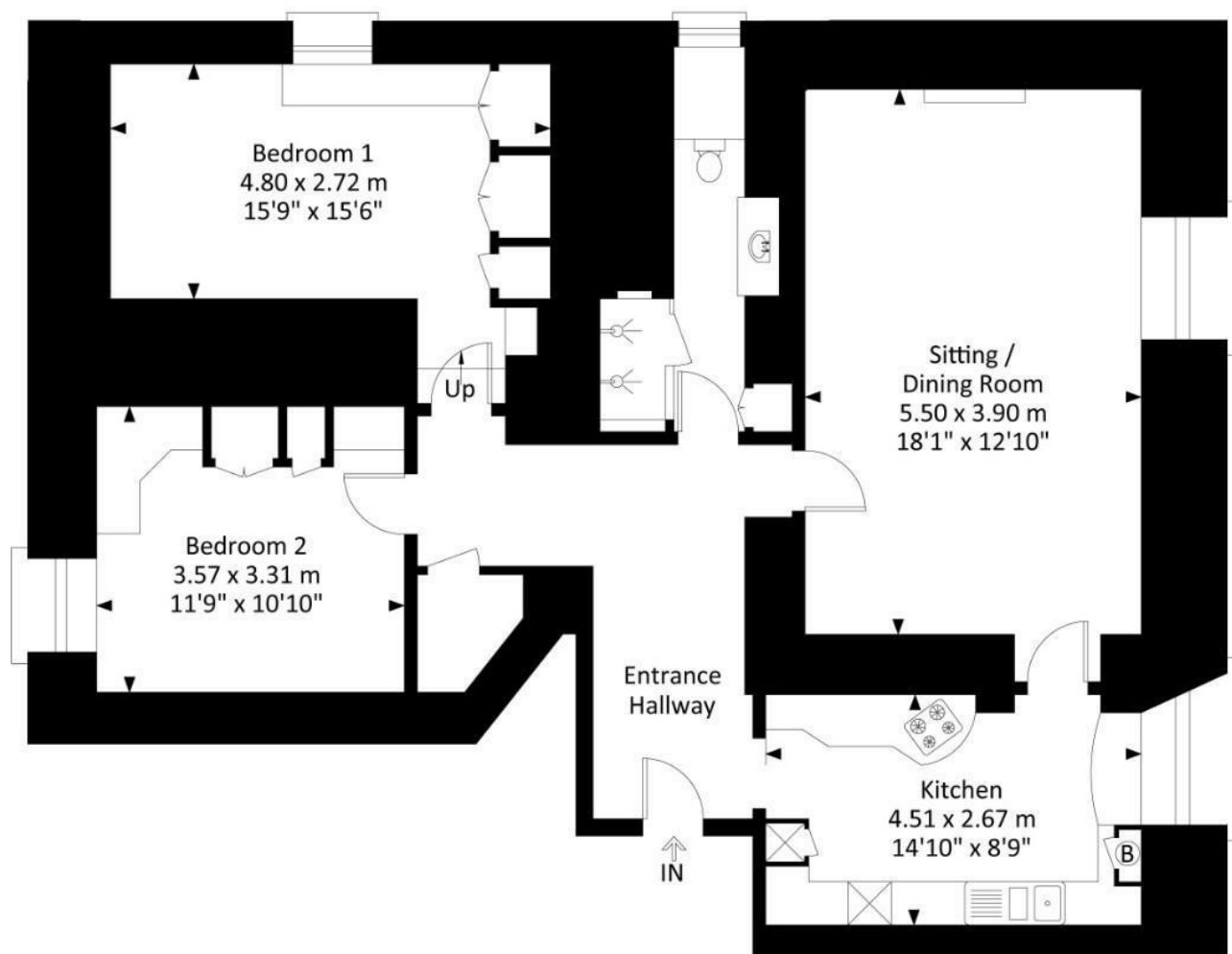








# I Cornwallis House, Cornwallis Grove, Clifton, Bristol, BS8 4PG

Approximate Gross Internal Area = 94.68 sq m / 1019.12 sq ft



Lower Ground Floor

Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC 		





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