



£435,000

28 Caledonia Place, Clifton, Bristol, BS8 4DL

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28 Caledonia Place Clifton, Bristol, BS8 4DL

Set within an elegant Grade II listed Georgian townhouse, this beautifully presented two bedroom flat is right in the heart of the ever-desirable Clifton Village.

Tucked away opposite the Mall Gardens, the property is accessed via a well-maintained communal hallway, complete with original features and a striking stained glass entrance porch.

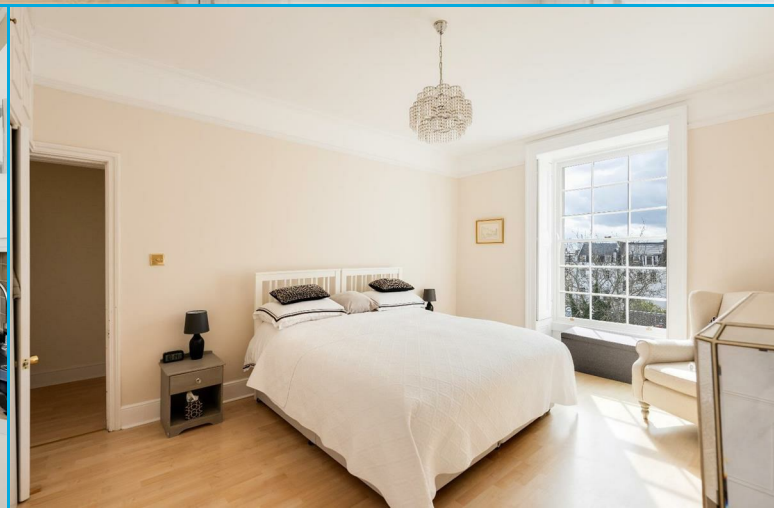
Located on the second floor, the flats front door leads into a bright central hallway which provides access to all rooms. The main bedroom is a wonderful light-filled space, thanks to a large south-facing sash window. Floor-to-ceiling built in wardrobes and storage provide practicality while maintaining the rooms generous proportions.

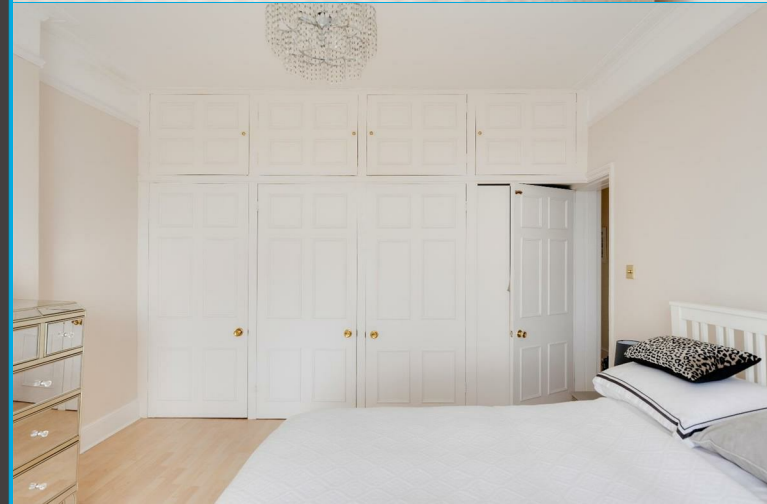
The open plan kitchen/living space faces the front of the property, with the double sash windows offering views over the communal gardens below. Deep window seats create the perfect spot for a morning coffee or a good book. The kitchen is subtly partitioned and complete with fitted white cabinetry, contrasting worktops and natural stone tiled splash backs.

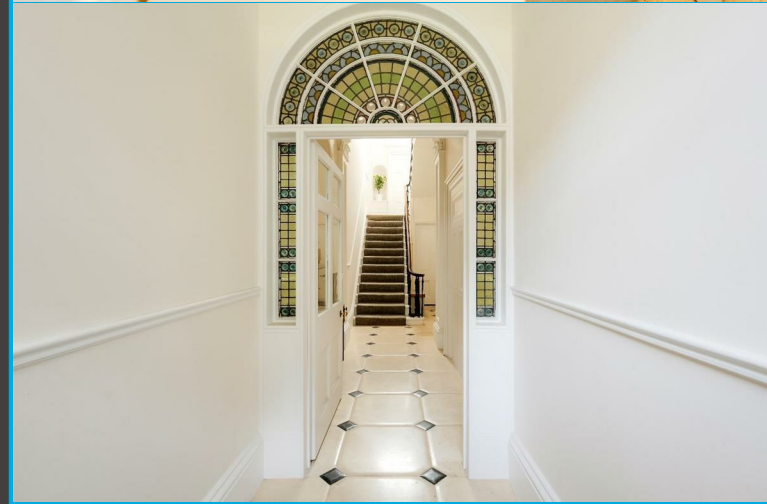
The second bedroom, currently used as a guest room, would also make an ideal home office or nursery.

Finally, a contemporary fitted bathroom with large walk in shower and chrome fittings complete the space.

This delightful flat is in a prime Clifton location, just a stone's throw from all of the excellent cafes, shops and restaurants that Clifton Village has to offer, and just a short stroll from the green space of The Downs.

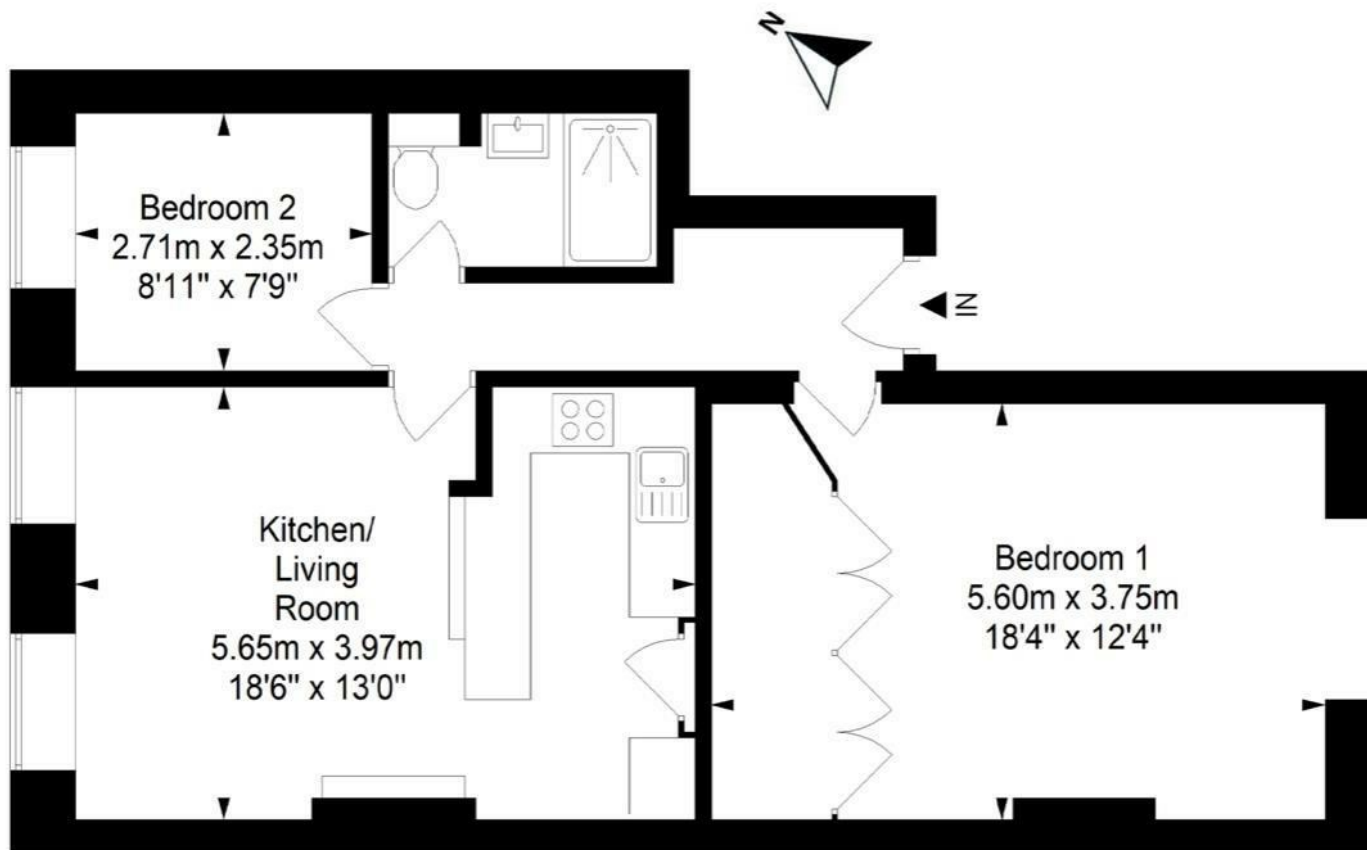






Second Floor Flat, Caledonia Place, Clifton, Bristol, BS8 4DL

Approximate Gross Internal Area = 61.3 sq m/ 659.8 sq ft



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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