



MAGGS
& ALLEN

FLAT 6, CHATFORD HOUSE CLIFTON DOWN

CLIFTON, BRISTOL, BS8 3NG

Asking Price £875,000

Chatford House, a Grade II listed building dating back to the 1840 is one of Clifton's most prominent and sought-after residential conversions, situated on a street renowned for some of Bristol's most impressive architecture.

Property Details

The communal gardens of Chatford House are a hidden gem. At the front, the apartment is accessed through a grand pillared carriage driveway entrance, featuring a gravel drive and off-street parking, along with a meticulously maintained garden. At the rear, there are two charming, fully accessible walled communal gardens, beautifully maintained for the residents. These gardens provide ample space for strolling, outdoor dining, and entertaining. Mainly consisting of lawns, they boast well-tended mature borders and pedestrian access from the rear onto Litfield Place.

Accessed via one of two entrances - directly from the communal rear garden, or alternatively via the sun room, this lower ground level apartment is a substantial space that whilst in need of modernising throughout, boasts immense potential.

Three bedrooms - each of which are comfortable double rooms - are located towards the front elevation of the property. The master bedroom retains original cornicing and sash windows, offers fitted wardrobes and a recess built into what was formerly a chimney breast conveniently accommodates furniture. An en suite, four-piece bathroom leads off from the master and is fitted with a WC, hand wash basin, bath, and separate shower enclosure. Sit adjacent to the master bedroom, bedroom 2 is also a comfortable double retaining original features as well as fitted wardrobes.

Bedroom three is a wonderfully quirky space, with arched ceilings with Georgian style panelling, working original sash window and working shutters.

The reception rooms both look out onto the garden, the larger of which also boasts stunning period features and impressive proportions. The kitchen is conveniently positioned next to the dining room and comes fully fitted with a range of base and wall-mounted units.

The main bathroom with three-piece suite, large utility cupboard and sun room complete the internal aspect of the property.

Location

Nearby, you'll find a variety of high-quality local amenities, including the restaurants, shops, and delis of Clifton Village, as well as several state and private schools within walking distance.

Clifton exudes a timeless charm with its historic architecture, predominantly Georgian and Victorian buildings, creating a picturesque and inviting atmosphere. The area is renowned for its green spaces, including the scenic Clifton and Durdham Downs offering over 400 acres of recreational space, and is located at the end of The Promenade.

Whiteladies Road is host to number of well regarded furniture shops, cafes, restaurants, pubs and bars and this is likewise the case with the Triangle and Park Street – featuring gorgeous Georgian architecture.

A stroll through the Clifton Village reveals a unique and vibrant shopping experience, characterized by a range of independent shops, boutiques, and cafes that showcase the local businesses. Residents benefit from good transport links, including buses and local train services, facilitating convenient travel within the city. For those with a penchant for exploration beyond Clifton, major roads are easily accessible.

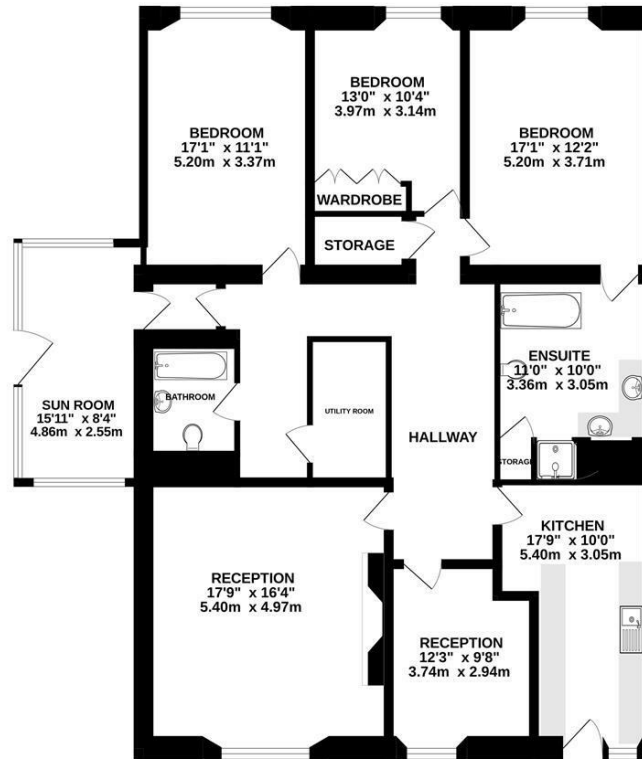
Service Charge Information

Service charge is £500 p/m (£6000 annually) and includes: building insurance, gardens and ground maintenance, fire alarm servicing and utilities.

If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.



GROUND FLOOR
1731 sq.ft. (160.8 sq.m.) approx.



TOTAL FLOOR AREA : 1731 sq.ft. (160.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.
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- A remarkable Grade II Listed former Georgian mansion
- Three double bedrooms
- Two reception rooms
- Off-street parking
- Meticulously maintained communal grounds
- Situated in a beautiful setting close to the Downs
- In need of modernisation
- Offered with no onward chain

Guide Price: £875,000

Tenure: Share of Freehold

Council Tax Band: F

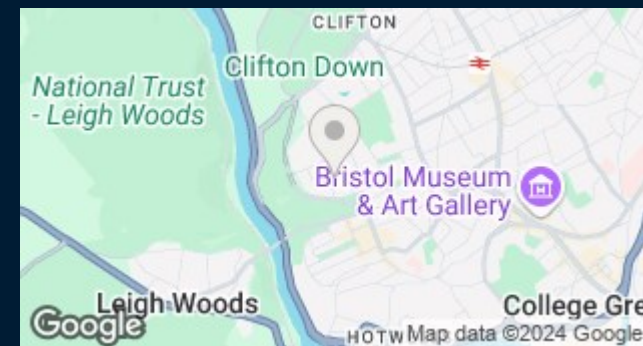
EPC Rating: C

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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