



MAGGS  
& ALLEN

3, BELLEVUE COURT BELLEVUE CRESCENT  
CLIFTONWOOD, BRISTOL, BS8 4UH  
Asking Price £285,000



A sizeable (approx. 778 sq.ft.) two-bedroom apartment with garage and parking, located in a quiet spot close to Clifton Village. Offered with no onward chain.

## Summary

Bellevue Court, a purpose-built development dating from the late 1960s/early 1970s, presents spacious accommodation and the benefit of individual front doors, enhancing privacy. Situated on the first floor, the flat features a landing with loft access and an airing cupboard, a substantial 23ft living/dining room leading to a separate kitchen - both boasting large windows with views of Brandon Hill and Cabot Tower. The kitchen is fitted with a range of matching base and wall-mounted units, integrated hob and oven, and retains space for a washing machine, fridge/freezer and a breakfast table & chairs.

There are two bedrooms, with the principal bedroom including fitted wardrobes, and a bathroom. Externally, the property includes a single garage located beneath the building and private off-road parking in front.

Whilst in need of updating throughout, the property represents a superb opportunity for someone to enjoy a wonderful location whilst putting their own stamp on a property.

## Location

Situated on the highly desirable Bellevue Crescent in Clifton, this property enjoys an enviable location within a discreet gem of a neighbourhood tucked just behind Cliftonwood Road. This peaceful setting, bordered by Goldney Hall gardens, lies conveniently between Clifton and Hotwells, offering surprising tranquility despite being just half a mile from Bristol city centre and overlooking the Harbourside. Bellevue Crescent itself fosters a strong sense of community, renowned for its frequent street parties and gatherings throughout the year.

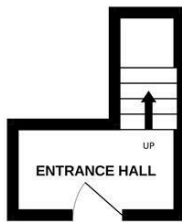
Residents benefit from excellent access to the vibrant Clifton Triangle and the picturesque Harbourside, as well as a short stroll into Clifton Village. Here, a unique and vibrant shopping experience awaits, characterized by a diverse array of independent shops, boutiques, and cafes showcasing local businesses. Cliftonwood, with its limited access roads contributing to its peaceful atmosphere and its colourful houses visible from Baltic Wharf, further enhances the local charm. The community garden serves as a central hub. Good transport links, including buses and local train services, facilitate convenient travel within the city, and major roads are easily accessible for those wishing to explore beyond Clifton.

## Service Charge

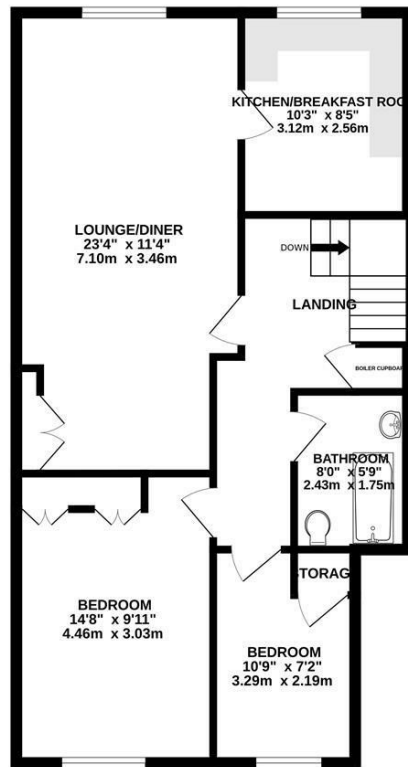
We have been advised that the service charge is £1698.70 annually. We have also been advised that there is a yearly rentcharge of £2 payable.



GROUND FLOOR  
97 sq.ft. (9.0 sq.m.) approx.



FIRST FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 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 operability or efficiency can be given.  
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- Generously sized two-bedroom apartment
- Private garage and off-street parking
- Large living space with separate kitchen
- In need of updating
- Located in a wonderful area close to Clifton Village
- Split level
- Offered with no onward chain

**Guide Price:** £285,000

**Tenure:** Leasehold

**Council Tax Band:** C

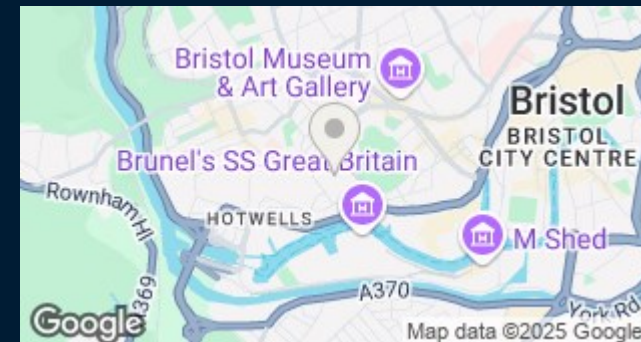
**EPC Rating:** C

**Local Authority:** Bristol City Council

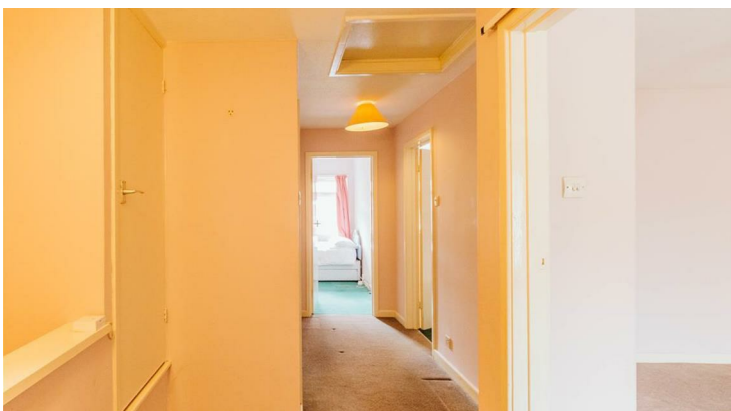
**Viewing:** By appointment only.

**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.







60 Northumbria Drive, Henleaze, Bristol, BS9 4HW  
 0117 949 9000  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk) | [agency@maggsandallen.co.uk](mailto:agency@maggsandallen.co.uk)



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