



Flat 5 Lansdown Place, Clifton Bristol BS8 3AF

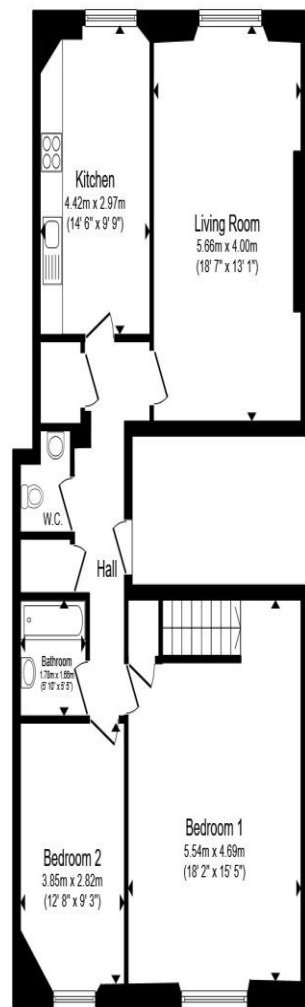
welcome to

Flat 5 Lansdown Place, Clifton Bristol

A beautifully presented Grade II listed duplex apartment on Victoria Square, moments from Clifton Village. Featuring high ceilings, sash windows, a spacious living room, separate kitchen and two double bedrooms, all set within an elegant Bath-stone building overlooking a leafy square.

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Lower Floor

Total floor area 89.6 m² (964 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Flat 5 Lansdown Place, Clifton Bristol

- Grade II Listed Building, historic Bath stone façade with exceptional architectural character
- Two-Floor Layout spacious and well-proportioned duplex apartment
- Period Features high ceilings, ornate coving and sash windows
- Large Living Room ideal for entertaining
- Prime Clifton Location to Clifton Village shops, cafés and bars

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 1800.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000



view this property online allenandharris.co.uk/Property/CLI109958



Property Ref:
CLI109958 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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