



LITFIELD COURT
CLIFTON
BRISTOL

7 LITFIELD COURT, CLIFTON DOWN, CLIFTON, BRISTOL, BS8 3DL

A BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT SITUATED ON THE SECOND FLOOR OF THIS ICONIC CLIFTON DEVELOPMENT. FINISHED TO EXACTING STANDARDS, AND APPOINTED TO AN INCREDIBLY HIGH SPECIFICATION THROUGHOUT, THIS WONDERFUL APARTMENT OFFERS A FABULOUS OPPORTUNITY TO ENJOY A TRANQUIL ENVIRONMENT WITHIN EASY REACH OF CLIFTON VILLAGE WITH THE BENEFIT OF PARKING AND COMMUNAL GARDENS.

SUMMARY OF ACCOMMODATION

Approached via an in and out driveway to the front of the building, that affords access to the allocated parking space as well as visitor parking and organised storage area for recycling, the front door leads to an opulent communal hallway, with stairs ascending to the second floor.

On entering the apartment, one is immediately aware of the quality of this fine property with a light, bright feeling of space and luxury which is due to the large double glazed sash windows throughout. The kitchen boasts a contemporary Shaker Style fitted kitchen with a wide variety of wall and base units, as well as a central island with that is dressed with finest quality marble. As one would expect the kitchen boasts a variety of integrated appliances and enjoys a charming bay window with room for a small table and chairs to enjoy the breathtaking views across the Downs and beyond.

The Sitting/Dining room is again a stunning room, with three large sash windows enjoying the fabulous views across the Downs over Clifton Village towards Dundry beyond. The beautiful fireplace with mantle and surround creates a central focal point, and the bespoke fitted furniture offers an abundance of useful storage. The large room divides informally into sitting and dining areas.

The property enjoys two nicely proportioned double bedrooms, which again boast far reaching views to the front from bedroom two and the rear from the principle suite.. The principle bedroom suite comprised generous bedroom leading through a dressing area with large walk in wardrobe to the beautifully appointed ensuite. Bedroom two is serviced by the contemporary family bathroom.

The environmental credentials of this exemplary Clifton apartment are strong, with the benefit of an air source heat pump in the vaults that services the hot water and central heating.

Outside the communal areas are fabulous, with a beautiful elevated promenade to the rear of Litfield Court spanning the entire building and accessing a characterful garden room. There is also a communal garden to the rear of the plot that is mainly laid to lawn, with mature trees and shrubs. The property has an allocated parking space to the front of the building as well as a separate private storage room within the vaults of the building.

LOCATION

Situated overlooking Christchurch Green this fabulous apartment enjoys magnificent unbroken views and is a short stroll of the fashionable Clifton Village, offering a wide selection of high street shops, boutiques and restaurants. The famous Avon Gorge and Clifton Suspension Bridge provide easy access to Leigh woods and the Ashton Court Estate with its many recreational facilities.

Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as the previously mentioned Ashton Court Estate, as well as Durdham Downs. There is a rich history which can be seen throughout the city, in particular Brunel's Suspension Bridge, the SS Great Britain, Concorde and the Historic Harbourside. The harbourside offers a wealth of restaurants and bars as well as Ashton Gate Stadium, for the more active there is sailing and windsurfing at Baltic Wharf, and even surfing at "The Wave".

For the commuter, this property offers good road access to the commercial centre of Bristol, and indeed the motorway networks. Bristol Temple Meads train station provides an extensive service to many cities nationwide. The Property also offers convenient access to the city's international airport that flies to major British Cities, and also flies directly to many European Countries and beyond.





USEFUL INFORMATION

TENURE: Leasehold, with a share of Freehold

SERVICE CHARGE: £3,750 per annum

EPC – D (65) with potential of D (65) Expired, but a new one has been sanctioned.

LOCAL AUTHORITY: Bristol City Council

COUNCIL TAX BAND: E (£3,316.72 for 2026/27)

BROADBAND: Ultrafast Broadband – Download up to 1000 Mbps

MOBILE PHONE COVERAGE: Data and voice “Good outdoor, variable in home” for 02, EE, Three and Vodafone

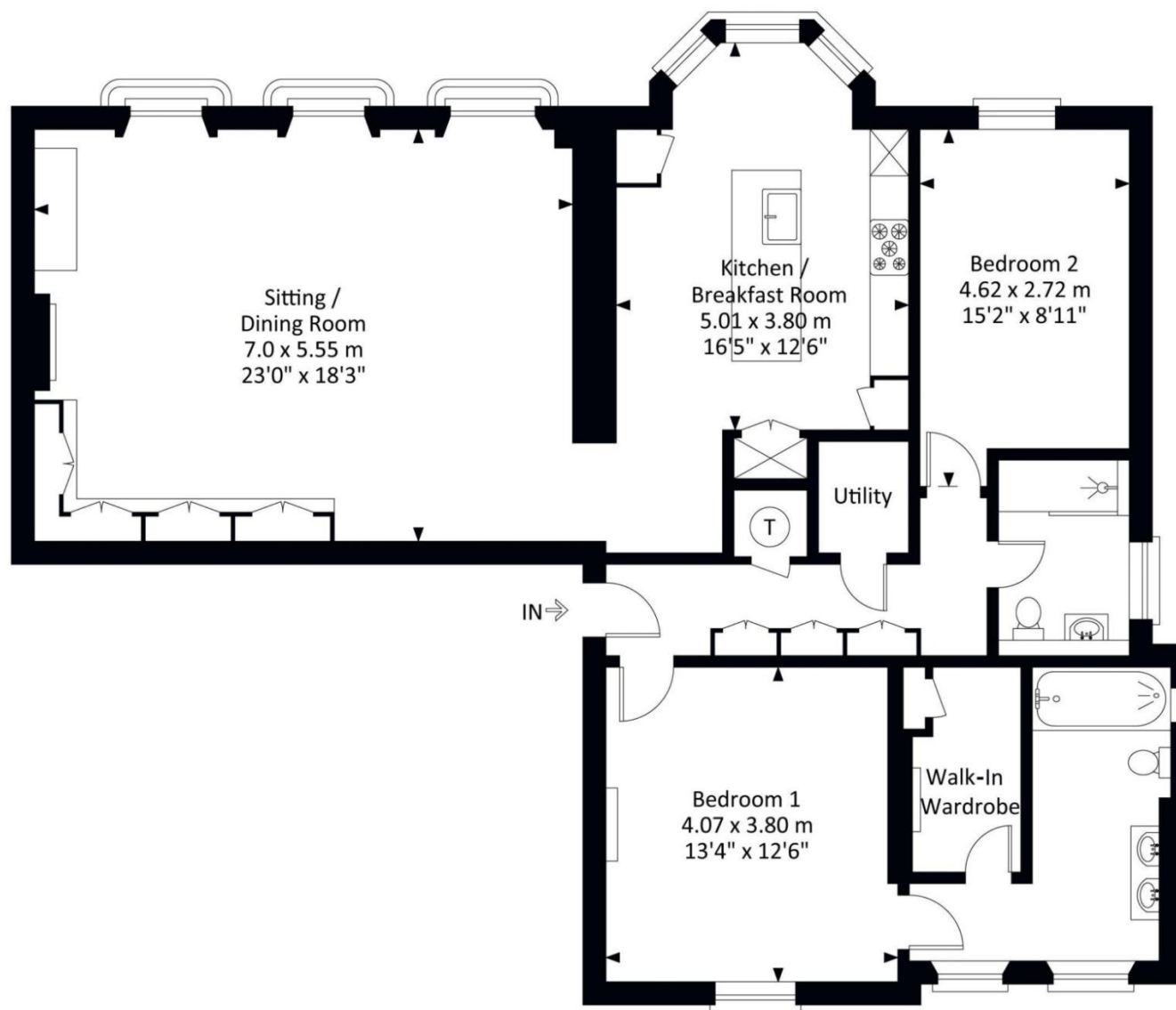
SERVICES: The property benefits from mains, Electricity, Water and Drainage with an Air Source Heat Pump

IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.

Litfield Court, 4-5 Litfield Place, Clifton Down, Clifton, Bristol, BS8 3DL

Approximate Gross Internal Area = 118.16 sq m / 1271.86 sq ft



Second Floor



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