



**Connells**

First Floor Flat Belgrave Road  
BRISTOL



# First Floor Flat Belgrave Road BRISTOL BS8 2AB

for sale offers in excess of  
**£450,000**



## Property Description

Benefits include ORIGINAL features and OFF-ROAD parking available. The property is conveniently situated for the stunning aspects of White ladies Road, Clifton Downs, The Centre of Bristol and only a short stroll from the Clifton town.

The property is situated on a quiet road moments from the Clifton village with multiple green spaces nearby to enjoy the surrounding scenery.

### Cloakroom

6' 4" x 8' 10" ( 1.93m x 2.69m )

### Kitchen

12' 4" x 10' 2" ( 3.76m x 3.10m )

### Bedroom 1

17' 6" x 15' ( 5.33m x 4.57m )

### Bedroom 2

12' x 12' ( 3.66m x 3.66m )

### Bedroom 3

6' 9" x 7' 8" ( 2.06m x 2.34m )

### Bathroom

## Off Road Parking













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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 0117 950 1552**  
**E [westburyontrym@connells.co.uk](mailto:westburyontrym@connells.co.uk)**

6 Canford Lane  
 BRISTOL BS9 3DH

EPC Rating: D

Council Tax  
 Band: D

Service Charge:  
 3000.00

Ground Rent:  
 14.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WOT309235](http://connells.co.uk/Property/WOT309235)**

This is a Leasehold property with details as follows; Term of Lease 199 years from 29 Sep 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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