



MAGGS
& ALLEN

FLAT 2, 14 CLIFTON ROAD
CLIFTON, BRISTOL, BS8 1AQ
£490,000

Set in a handsome Grade II listed Georgian building positioned on the edge of Clifton Village comes this most impressive raised hall floor apartment. Boasting an abundance of character, high ceilings, separate kitchen and living spaces, two bedrooms and home working spaces - this is a superb flat in an excellent location.

Summary

Approached via Clifton Road, the private front door is the original grand entrance to the Georgian townhouse. Raised slightly from the road, the large panelled door with an ornate fanlight over opens into a beautiful entrance hall with tessellated flooring, which features a large walk-in storage cupboard at the far end.

To the right of the hall is the study/breakfast room on the upper mezzanine level, with the kitchen below. The upper level provides space for a small breakfast table, or a desk as it is currently.

Well-lit by a large sash window, the lower level serves as the kitchen, featuring a range of matching base and wall-mounted units with integrated oven, hob and extractor hood, with space for a free-standing fridge/freezer. Under the stairs is further storage space.

Opening through double doors to the left of the hallway, is a most impressive sitting room with grand proportions; featuring high ceilings, cornicing, a ceiling rose, and two large, sash windows with window seats and working shutters. The southerly aspect ensures plenty of natural light. A large open fireplace with a tessellated hearth sits on the far wall, flanked by fitted shelves in the recesses. Exposed and refurbished floorboards complete the room.

A few steps up from the sitting room, another hallway provides access to the bedrooms, study/walk-in wardrobe and shower room. The principal bedroom is at the far end and features two sash windows and a recess providing space for a wardrobe

Bedroom two also has a window to the side aspect. Opposite is the luxury shower room, which includes a large walk-in shower featuring distinctive tiling, contemporary basin with vanity unit, and WC.

With its own private entrance, immense character, and generous proportions (1,075 sq. ft.), this is a superb property. Contact Maggs & Allen to arrange a viewing.

Tenure

We understand the flat is leasehold with 829 years remaining on the lease.

We understand the Leaseholder also has a 20% share of the Freehold.

We understand there is a Service Charge of £1200 per annum. We understand the Ground Rent is included in this amount.

This information should be checked by your legal adviser.



Location

Perhaps Bristol's best-known area, Clifton exudes a timeless charm with its historic architecture - predominantly Georgian and Victorian buildings - creating a picturesque and inviting setting. The area is renowned for its green spaces, including the scenic Clifton Downs and the iconic Clifton Suspension Bridge.

Clifton has the rare benefit of being central, with easy access to the centre, but due to its location banking the River Avon, also offering a quick route out of the city towards North Somerset.

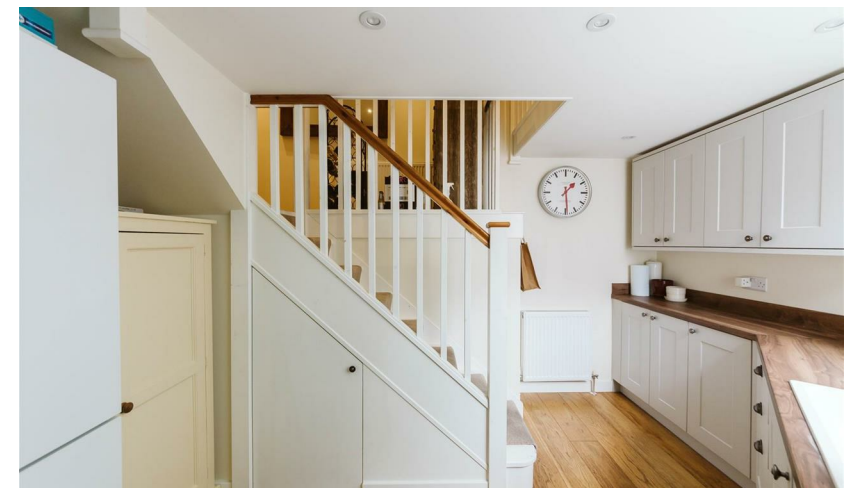
Whiteladies Road is host to number of well-regarded furniture shops, cafes, restaurants, pubs and bars and this is likewise the case with the Triangle and Park Street – featuring gorgeous Georgian architecture. A stroll through the Clifton Village is a unique and vibrant shopping experience, characterised by a range of independent shops, boutiques, and cafes that showcase the local businesses.

Schools

Queen Elizabeth's Hospital - Distance: 0.2 miles

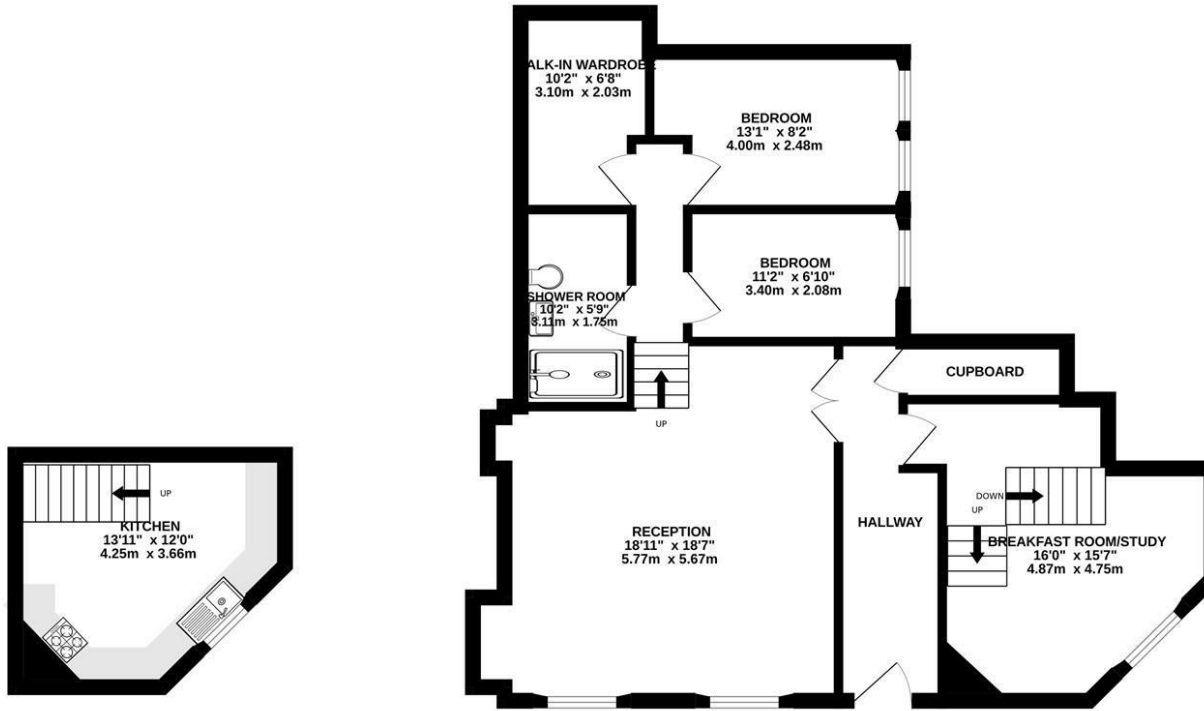
Christ Church Church of England Primary School - Distance: 0.23 miles

Clifton High School - Distance: 0.42 miles



LOWER FLOOR
143 sq.ft. (13.3 sq.m.) approx.

HALL FLOOR
932 sq.ft. (86.6 sq.m.) approx.



TOTAL FLOOR AREA : 1075 sq.ft. (99.9 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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- An impressive raised hall floor offering generous proportions
- Two bedrooms and an additional study/walk-in wardrobe
- Conveniently positioned on the edge of Clifton Village
- Set in a handsome Grade II Georgian building
- A light-filled living space with separate breakfast area, and kitchen to the lower level.
- Private entrance
- Sizeable storage cupboard
- Attractive period detailing retained
- 20% share of the freehold

Guide Price: £490,000

Tenure: Leasehold

Council Tax Band: D

EPC Rating:

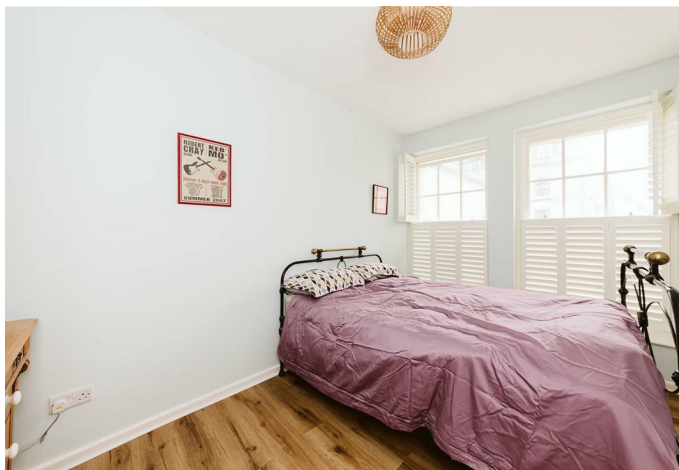
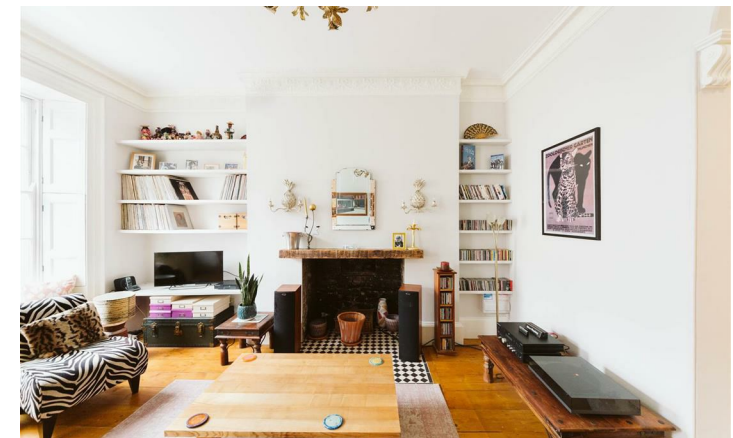
Local Authority: Bristol City Council

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.

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