
Hydes
OF BRISTOL
10 Harley Court
Clifton
Bristol

10 Harley Court, Clifton, Bristol, BS8 3JU

SUMMARY OF ACCOMMODATION

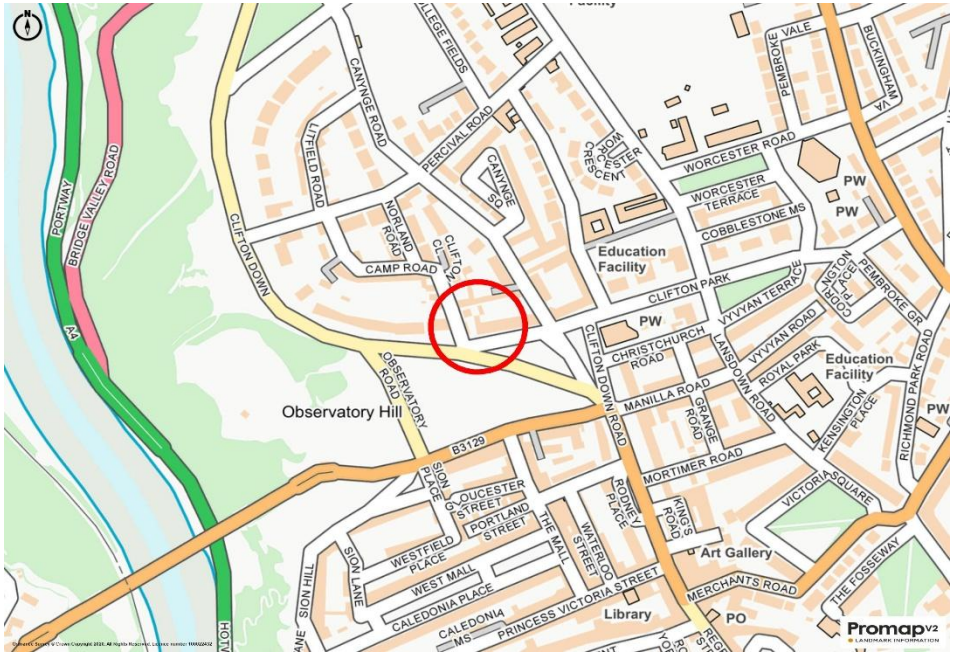
A fantastic two bedroom apartment in this 1960's development arguably located in one of Cliftons' finest addresses on Christchurch Green, only a stone's throw from the fashionable boutiques and shops in Clifton Village.
The apartment has the benefit of lift access to the fourth floor where this well presented flat offers truly breathtaking views over the roof tops of Clifton, across the Bristol Channel to Welsh Hills and Brecon Beacons on the Horizon to the rear, and Christchurch Green and Clifton Village to the front.
The property offers a great deal to any discerning purchaser, with a wonderful open plan living room affording access to a private South facing balcony boasting wonderful views. The previous owner has also introduced an ensuite to the master bedroom, and the spacious and light apartment enjoys appropriately proportioned accommodation throughout, with a well appointed fitted kitchen, fitted office space, and has the rare benefit of two dedicated covered car parking space and no onward chain for those seeking early occupation.
Other notable advantages include electric heating, aluminum powder coated, double glazed windows that were replaced throughout the development in 2016, entry phone security system, a useful basement storage room and very well-kept communal parts. In our opinion, this flat offers an intelligent purchase for those seeking a fantastic investment based on the space offered in such an exclusive residential city location

USEFUL INFORMATION

Tenure –Leasehold with a share of Freehold
Local authority – Bristol City Council
Council tax band – E (£3,316.72 for 2026/2027)
Services - All mains services to the building, however flat 10 is not connected to Gas
EPC Rating- D (65) with potential of B (76)
Broadband – Ultrafast up to 1800 Mbps download and
Mobile Phone Coverage – Good outdoor coverage for EE, 02, Vodafone and Three.
Viewings – Via Hydes of Bristol, 0117 973 1516

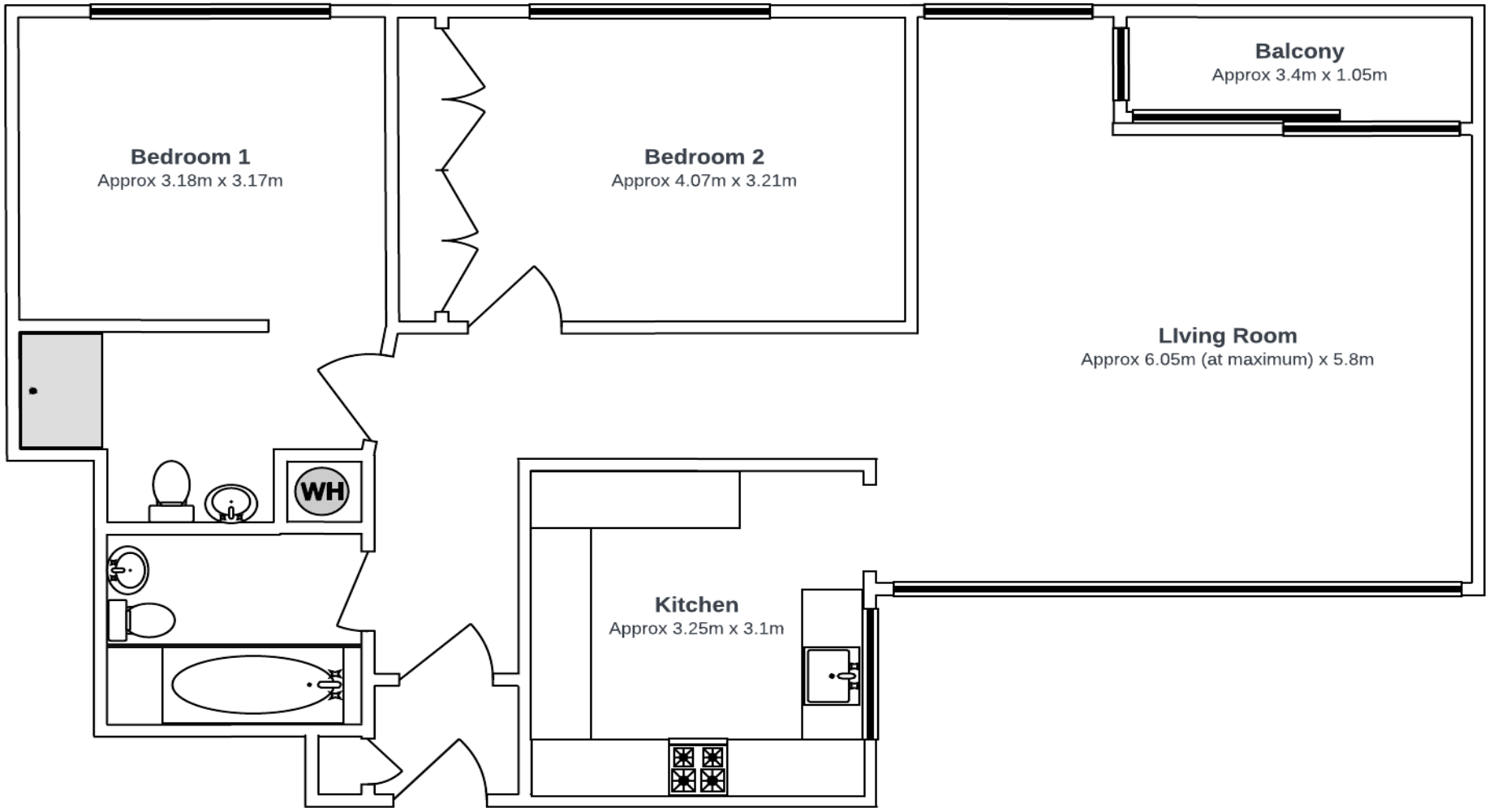
LOCATION

A supremely prized and sought-after location overlooking Christchurch Green and just 200 meters walking distance of Clifton village. Clifton Village offers a variety of shops, boutiques and restaurants as well as several bus routes providing easy city centre access. Indeed, Bristol city centre itself is within only 1.5 miles allowing access to the national motorway network via the M32 and rail links to London Paddington from Temple Meads mainline station. The vast expanse of Clifton's Downs can be found within quarter of a mile as can the historic landmark of Isambard Kingdom Brunel's world-famous Suspension Bridge spanning the Avon Gorge (in itself a designated area of outstanding natural beauty). The area is particularly well served for schooling in both the state and private sectors with Clifton College being within quarter of a mile of the subject property.
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 extensive Clifton and Durdham Downs. There is a rich history which can be seen throughout the city, in particular Concorde and the Historic Harbourside. The harbourside offers a wealth of restaurants and bars as well some fascinating Museums and landmarks representing Bristol's historical significance. For the more active there is sailing and windsurfing at Baltic Wharf, and even surfing at "The Wave".



Floorplan : Apartment 10, Harley Court, Harley Place, Clifton, BS8 3JU

Floor Area : 93m2 Which Equates To 1,000 sqft



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.









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