



MAGGS  
& ALLEN

FLAT 4, 48 PRINCESS VICTORIA STREET  
CLIFTON VILLAGE, BRISTOL, BS8 4BZ  
Guide Price £275,000

A light-filled and smartly presented one-bedroom flat, nestled in the heart of Clifton Village. Occupying the second floor of a Grade II listed Georgian building, the flat is offered with no onward chain.

### Summary

The flat has been refurbished throughout, and is presented in immaculate condition.

The kitchen/living space benefits from a large sash window and skylight inviting in plentiful natural light. The kitchen features a range of base and wall-mounted units that span the entirety of the far wall and feature a range of integrated appliances including a washing machine, hob, oven, grill and dishwasher. Wooden worktops are complemented by white gloss units. The living space is large enough to accommodate a dining table, sofa, TV stand and bookcase and its elevated position means it remains quiet.

The bedroom is sensibly positioned to the rear of the property and is a comfortable double room with a walk-in wardrobe and en suite. The en suite features a modern suite comprised of a walk-in shower, WC and basin with a skylight allowing for plenty of natural light to fill the space.

### Vendor's Comments

"Clifton Village is the nicest part of Bristol. It is a vibrant community where people get to know each other and share the pleasure of living in the most picturesque and special part of Bristol. Excellent restaurants, cafes and shops are only a few steps away, and the local library is a wonderful hub for cultural activities. There are also excellent transport links to the rest of the city."

### Tenure

We understand the property is Leasehold with 964 years remaining on the lease.

We understand the Service Charge is £150 per calendar month.

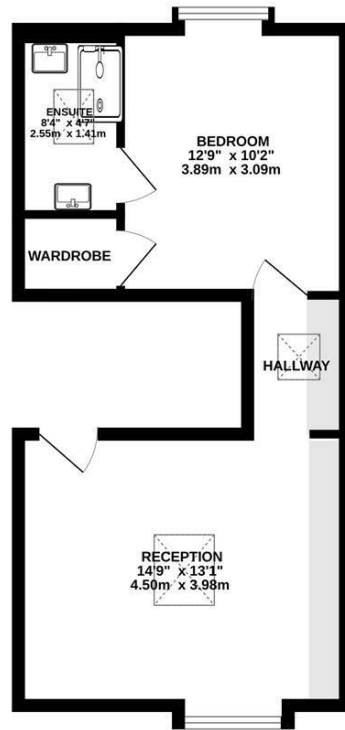
### Location

This property is located in the heart the well-known Clifton Village with its eclectic range of shops, restaurants and cafes all within a short walk. Brunel's Clifton Suspension Bridge is only 0.5 miles away, providing access to one of a vast number of tremendous walks in the form of Ashton Court.

Within close proximity are a host of schools both primary and secondary, state and independent. There are also good local transport links to the City Centre and the M4/M5 motorway networks.



2ND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 392 sq.ft. (36.4 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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- Smartly presented one-bedroom flat
- A superb location in Clifton Village
- Grade II listed building
- Modern bathroom and kitchen with integrated appliances
- Neutral decor
- A well-balanced flat
- Long lease - 964 years remaining
- Offered with no onward chain

**Guide Price:** £275,000

**Tenure:** Leasehold

**Council Tax Band:** C

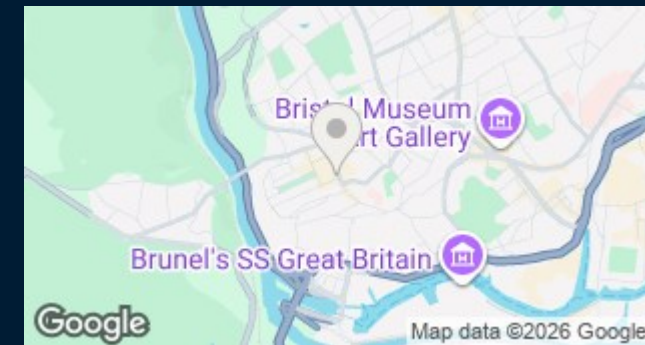
**EPC Rating:** E

**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. Please contact the office to confirm any details.





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