



Flat 13, 22 Gloucester Street
Clifton, Bristol

FLAT 13, 22 GLOUCESTER STREET, CLIFTON, BRISTOL, BS8 4JF

SUMMARY OF ACCOMMODATION

A well presented one bedroom apartment situated in the heart of Clifton Village close to a wide variety of shops, boutiques and restaurants. This light and airy flat forms one of fourteen apartments constructed in 2009 to a very high standard.

Situated on the second floor this contemporary style apartment has a custom designed Linear Pepper kitchen which includes integrated fridge/freezer, dishwasher and ceramic hob. The fully tiled bathroom has Italian designed Pozzi Ginori sanitary ware with Hansgrove chrome fittings. A utility/linen cupboard within the entrance hall has built in plumbing for a washer/dryer.

A communal entrance and stairway on Gloucester Street leads to an open courtyard to the rear of the building which in turn provides access to all the apartments in the development. There is provision for bicycles and refuse storage off the communal entrance.

OTHER INFORMATION

Tenure - We understand to be leasehold for the remainder of 999 years from 01/01/2008

Service charge - £1,858.20 per annum

Ground rent - £263.50 per annum

Local authority - Bristol City Council

Council tax band - B - £2,110.64 PA - 26/27

Broadband speeds – Download up to 1,800 mbps - Upload up to 220 mbps

Mobile coverage - Voice and data on EE, Vodafone, Three and 02

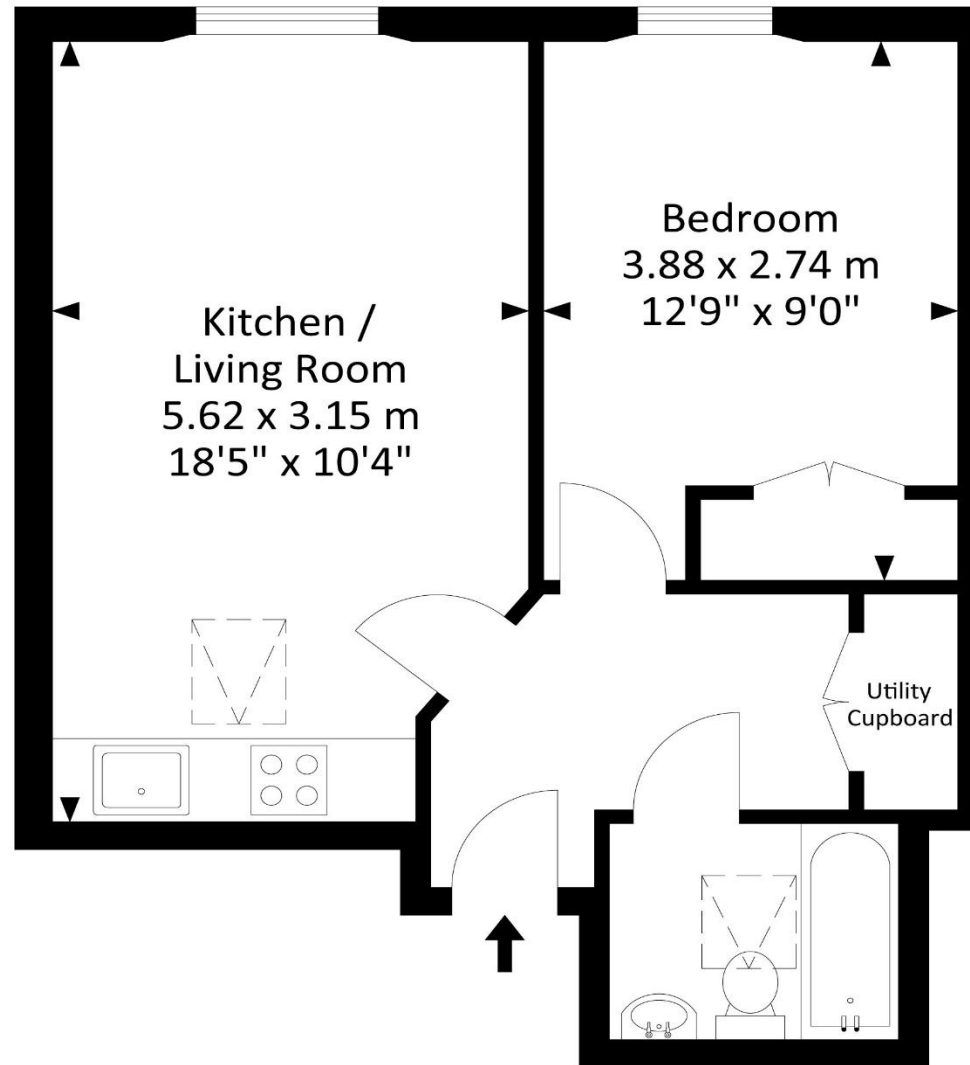
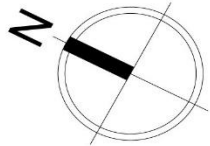
LOCATION

Gloucester Street is an address held in extremely high regard situated in the very heart of Clifton. Clifton village itself is very attractive with singularly pleasing architecture. The variety of shops, boutiques and restaurants in Clifton village are within very short walking distance of the subject property. The vast expanse of Clifton's Downs is within walking distance as are the Observatory and the world famous Clifton Suspension Bridge designed by Isambard Kingdom which spans the Avon Gorge. Clifton is also particularly well served with schools in both state and private sectors, and Bristol University is within one and a half miles. Bristol is very well facilitated with bus routes. Proximity to the city centre allows easy access to the national motorway network via the M32 and rail links to London Paddington from Temple Meads mainline station.



Gloucester Street, Clifton, Bristol BS8

Approx. Gross Internal Area
377.0 Sq.Ft - 35.0 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure
accuracy of the floor plan all measurements are
approximate and no responsibility is taken for
any error, omission or measurement.



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