



HFF 4 Clifton Park Road

Bristol, BS8 3HL

£1,450 PCM

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

VIEWINGS CANNOT BE BOOKED VIA TELEPHONE, PLEASE APPLY ONLINE.

Nestled in the desirable area of Clifton, this charming one-bedroom flat on Clifton Park Road presents an excellent opportunity for professional couples or single occupants seeking a comfortable and convenient living space. The property boasts a well-appointed reception room, perfect for relaxation or entertaining guests, alongside a modern kitchen equipped with essential white goods and an integrated oven.

The flat's location is particularly advantageous, as it is situated near the city centre, providing easy access to a variety of shops, restaurants, and local amenities.

For those with vehicles, permit parking is available, adding to the practicality of this lovely home.

Council Tax Band: B
EPC: D
Rent: £1,450
Deposit: £1,673
Holding Deposit: £334

Material Information - We have been advised the following:
Gas- Mains
Electricity- Mains
Water and Sewerage- Bristol and Wessex Water
Broadband- For an indication of specific speeds and supply or coverage in the area, we recommend visiting the

- One bedroom Period style apartment
- Easy Access To City Centre
- Modern Fitted Kitchen
- EPC: D
- Clifton Village
- Large Living Space
- Appliances included
- Tax Band: B

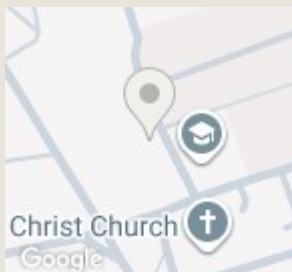
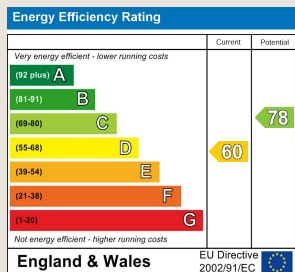
Deposit: £1,673
Furnishing: Unfurnished

Local Authority

Bristol City Council Council Tax Band: B

Tenure:

EPC Rating: D



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01275 341400

clevedon@mayfairproperties.net

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

