



28 Sion Hill  
Bristol, BS8 4AZ

£1,800 PCM

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Fully furnished two double bedroom Period apartment in desirable Clifton available August 2025.

Phone applications not accepted, please apply through the website.

Located a short walk from Clifton highstreet, observatory and opposite the green park areas this property is perfect for a working professional couple or single occupant seeking a stylish apartment. From entrance hallway with in built utility cupboard containing washing machine, through to open-plan kitchen/lounge with modern furnishings and integrated appliances. Moving through the hall are two double bedrooms with in-built wardrobes and shower room. With tall ceilings and bay windows the flat has brilliant light exposure. All furniture included.

The property also benefits from off street parking, EPC rating of C and Council Tax Band C.

- Second Floor Period Apartment
- Desirable Clifton Location
- Open Plan Kitchen/Living Room
- Two Double Bedrooms
- Allocated Parking
- Integrated Appliances
- Tax Band: C
- EPC: C
- Deposit: £1,096
- Holding Deposit: £392

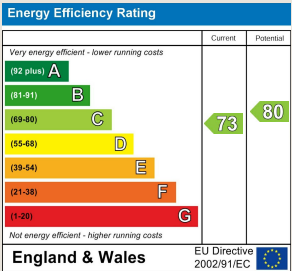
Deposit: £2,076  
Furnishing: Furnished

### Local Authority

Bristol City Council Council Tax Band: C

Tenure:

EPC Rating: C



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

