



**Flat 7 Victoria Square, Clifton Bristol BS8 4ES**

**welcome to**

## **Flat 7 Victoria Square, Clifton Bristol**

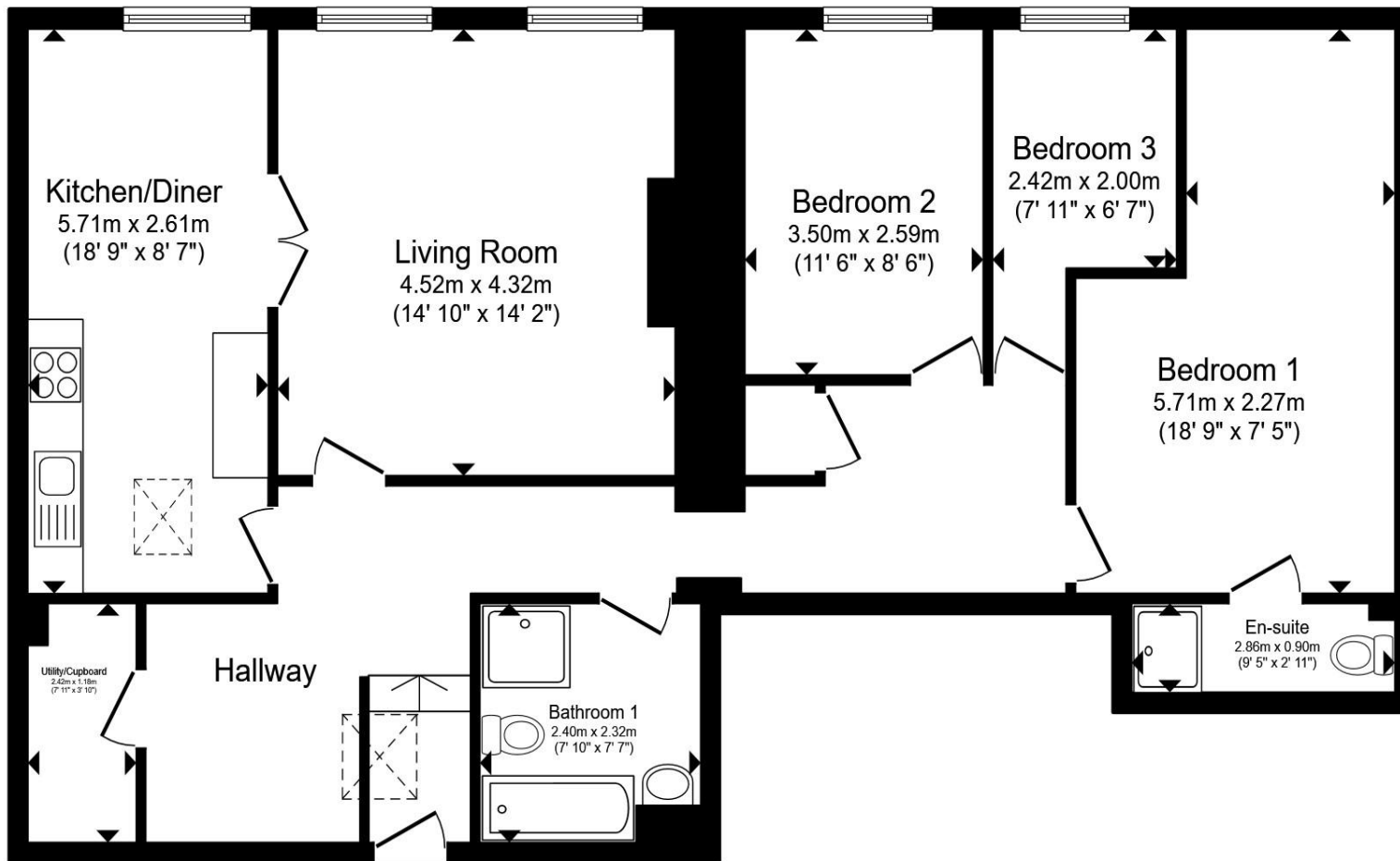
This property is located on the hugely desirable Victoria Square Gardens within a stone's throw of Clifton Village with its shops, boutiques, restaurants, cafes and facilities to suit almost every need.

Clifton is widely thought as being one of the finest districts in the United Kingdom. The picturesque architecture, civilised way of life, open green spaces, shops and amenities and historic interest all make living here a privilege. The property in question does not disappoint exuding period splendour, privacy and views.

The apartment comprises three bedrooms, spacious linking hallways, separate utility, family bathroom, spacious kitchen / diner and sitting room. The top floor position accessed via lift grants sumptuous views over Victoria Square and beautiful light. The space throughout is highly 'user friendly' and flows in such a way as to make living here a privilege. Furthermore, the premium elevated position offers sublime privacy within this perfectly located grand Georgian building.

This offering will suit a range of buyers including discerning home buyers and investors in equal measure. This flat offers the opportunity to re-model and alter to taste whilst being well presented in it's current guise. A viewing is highly recommended.





Total floor area 106.0 m<sup>2</sup> (1,141 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Flat 7 Victoria Square, Clifton Bristol

- No Chain
- Lift Access
- Top Floor
- Kitchen/Diner
- Prime Clifton Location on Victoria Square

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 2679.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 03 Feb 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £475,000



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/CLI110020](https://allenandharris.co.uk/Property/CLI110020)



Property Ref:  
CLI110020 - 0008

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