



BRIDGE HOUSE

Clifton Village, BS8



BRIDGE HOUSE CLIFTON VILLAGE

A beautifully refurbished ground floor apartment within an iconic Clifton Village landmark, with two double bedrooms, concierge service and the rare benefit of an integral garage.



Local Authority: Bristol City Council

Council Tax band: E

Tenure: Leasehold

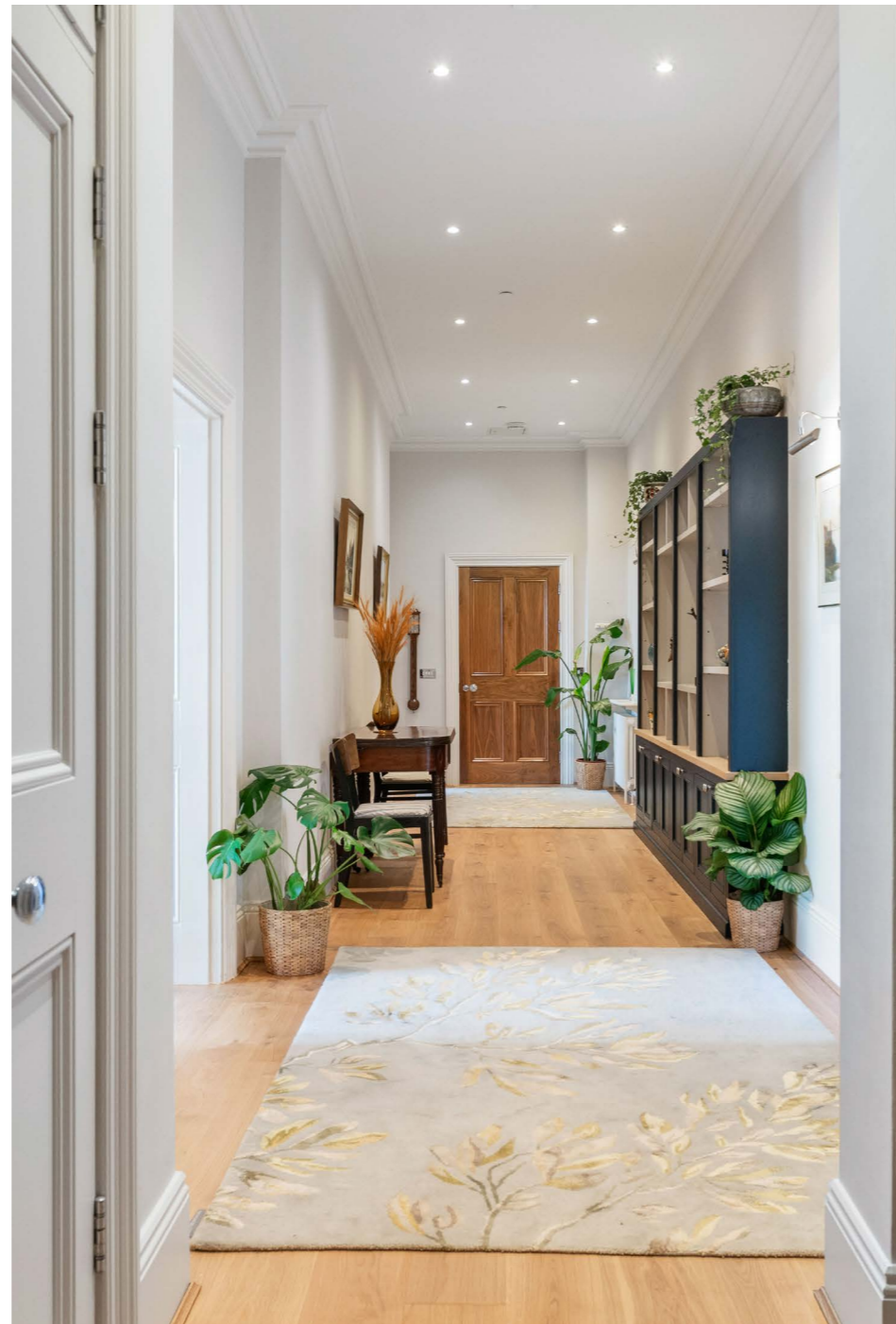
Ground rent: Peppercorn

Service charge: £12,145

Gudie Price: £900,000

This flat is arranged laterally on the ground floor of the prestigious Bridge House development which was converted in 2006 and offers residents a concierge service and well-maintained communal areas, creating a refined and convenient lifestyle in the heart of Clifton Village.

Bridge House occupies a highly sought-after position at the heart of Clifton Village, one of Bristol's most desirable neighbourhoods. The village offers an array of boutique shops, cafes, restaurants and everyday amenities, all within a short walk. The wide open green spaces of Clifton Downs and Durdham Downs are nearby, as is Ashton Court Estate, offering extensive parkland, walking and cycling routes, and golf facilities





The apartment is accessed either via a smart communal vestibule and reception hall off Sion Place, or via the integral garage and parking space accessed from Gloucester Street. Internally, an impressive welcoming entrance hall features bespoke fitted shelving and engineered oak flooring, which continues through to the living and dining room. This elegant space has impressive high ceilings and plenty of natural light through three sash windows, each fitted with shutters and providing views across the green and glimpses of the Clifton Suspension Bridge. The living area has a focal feature fireplace intricate ceiling rose and cornicing.



The kitchen is well-appointed with high-quality cabinetry, granite worktops and a comprehensive range of integrated appliances. Sliding partition doors offer the ability to create a more open plan feel, or separation between the kitchen and living space.





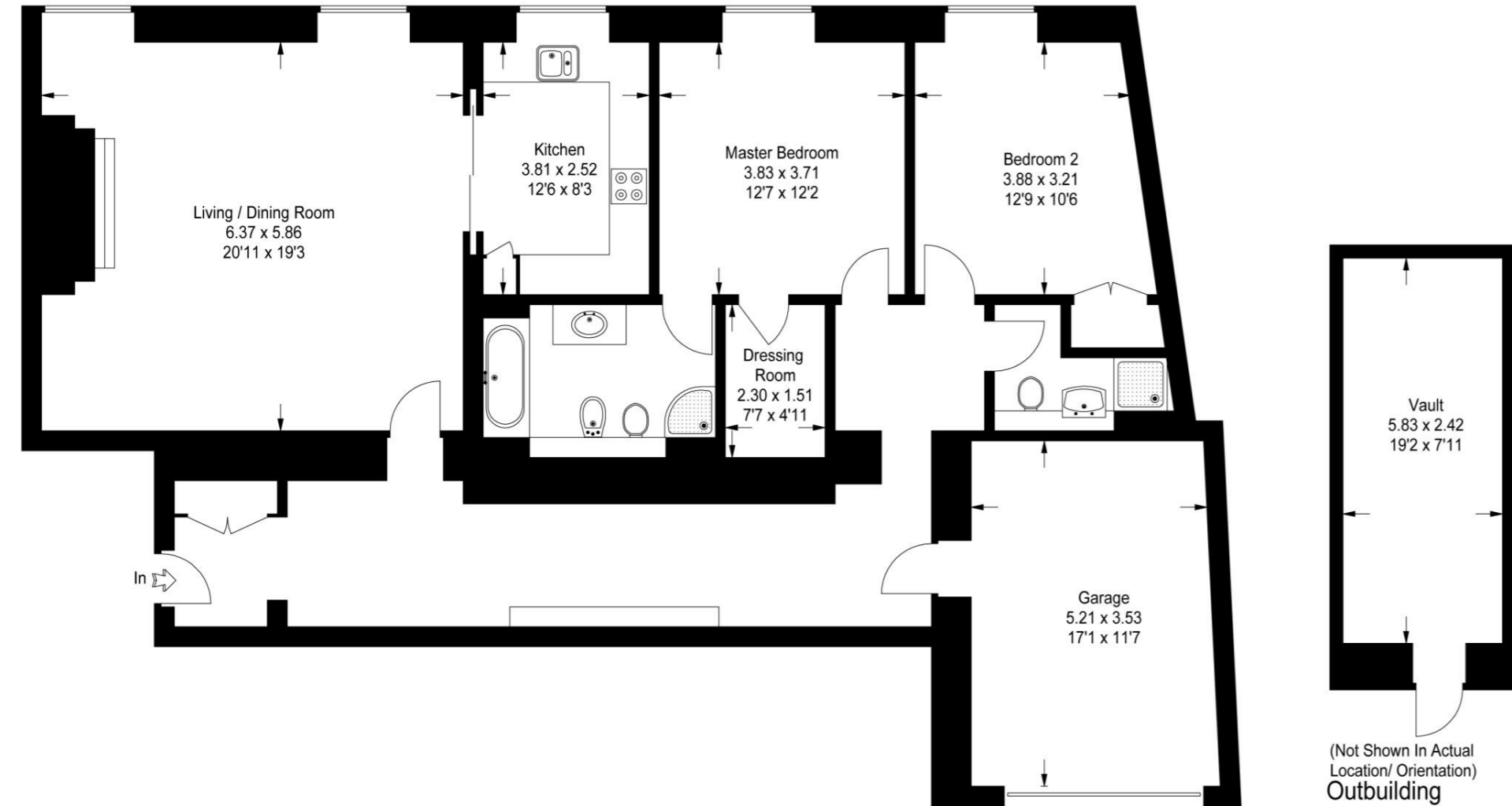
There are two well-proportioned bedrooms, each with a large sash window with the same westerly facing views towards the Suspension Bridge and fitted shutters. The principal suite benefits from a dedicated dressing room and ensuite bath and shower room. The second bedroom features built-in storage and is served by a contemporary shower room.

A particularly rare advantage for a property in Clifton is the integral garage, complete with electric door and direct access into the apartment. Additional benefits include a secure vaulted basement store (approximately 151 sq ft) and access via Gloucester Street, alongside gated pedestrian entry.



Apartment 3, Bridge House, Clifton, Bristol, BS8 4BW

Gross internal area (approx) (Including Garage) :- 153 sq m / 1647 sq ft
Outbuilding :- 14 sq m / 151 sq ft
Total :- 167 sq m / 1797 sq ft
For identification only. Not to scale.
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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