



THE BASEMENT MAISONETTE
24 WEST MALL, CLIFTON

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A FABULOUS SELF CONTAINED GARDEN AND BASEMENT MAISONETTE SET IN WEST MALL, ONE OF CLIFTONS MOST PRESTIGIOUS EARLY VICTORIAN TERRACES. THE PROPERTY OCCUPIES THE LOWER GROUND FLOOR AND BASEMENT LEVELS AND AS SUCH BENEFIT FROM PRIVATE COURTYARDS TO THE FRONT AND REAR. THE BEAUTIFULLY PRESENTED ACCOMMODATION COMPRISES TWO BEDROOMS (MASTER WITH ENSUITE), KITCHEN, SITTING ROOM, BATHROOM AND LARGE CELLARS. THIS CHARMING APARTMENT BOASTS SOME WONDERFUL PERIOD FEATURES SUCH AS THE BEAUTIFUL FLAGSTONE FLOORS, LARGE SASH WINDOWS AND VAULTED BRICK CELLARS.

SUMMARY OF ACCOMMODATION

This beautiful apartment has been oozes character, and boasts some wonderful features that add to the charm of this well presented property. Of particular note are the beautiful original flagstone floors throughout the principle living area, that combined with the fabulous alcoves create a feeling of country living. The kitchen dining room offers direct access to the rear courtyard garden, and boasts a flexible kitchen space with movable units. The principle reception room is to the front of the apartment, enjoying large sash windows that allow natural light to fill the room. This room has been partitioned off on one side to create a large storage area and a useful study area. There is also a well appointed bathroom with a rolled top bath, separate shower cubical, wc and washbasin accessed off the hallway through a useful utility area with further access to the rear courtyard.

Downstairs, there are two bedrooms. The master is to the front and is a large double, the second boasts charming vaulted ceilings, although it should be noted that there is some limited height. There is a further storage cellar and a cloakroom.

The property benefits from courtyards to the front and rear, and enjoys the use of the Mall Gardens.

OTHER INFORMATION

Viewing - Strictly by prior appointment with Hydes of Bristol – 01179731516

Tenure – Leasehold with a term of 999 Years from 30th March 1992

Local Authority – Bristol City Council

Service Charge – The Service Charge is £500 per annum

Council Tax Band - We understand to be band 'D' (£2,583.89 for 2025/2026)

Services - We understand all mains services to be to be connected.

Broadband: Ultrafast – Download up to 1800 Mbps with Upload up to 220 Mbps

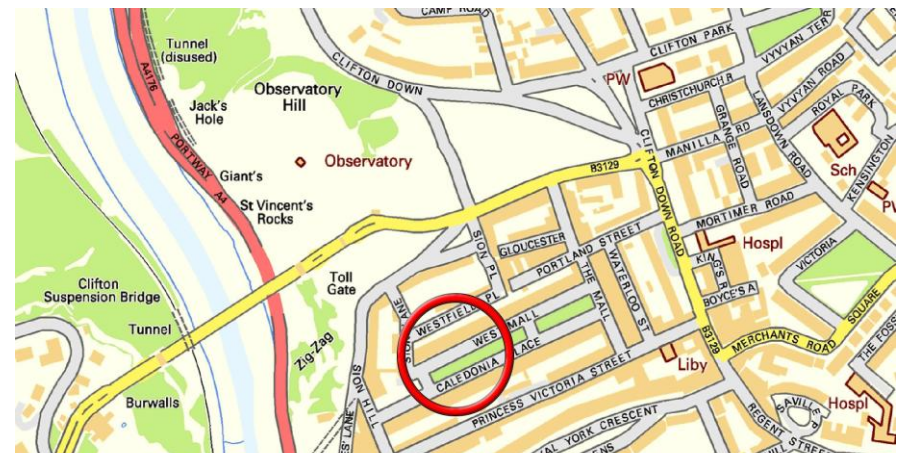
Mobile Phone : Data and voice Good outdoor, variable inside available for 02, EE, Three and Vodafone.

LOCATION

24 West Mall is an address held in extremely high regard. The variety of shops, boutiques and restaurants in Clifton Village are within easy walking distance as well as several bus routes providing easy city centre access.

The vast expanse of Clifton's Downs are within quarter of a mile as is the historic landmark of Isambard Kingdom Brunel's world famous suspension bridge spanning the Avon Gorge (in itself, a designated area of outstanding natural beauty). The area is particularly well served for schooling in both state and private sectors.

There is a rich history which can be seen throughout the city, particularly Brunel's aforementioned Suspension Bridge, the SS Great Britain, Concorde and the Historic Harbourside. West Mall is also well positioned for accessing the Clifton Triangle and Whiteladies Road, both of which offer a wealth of restaurants and bars, and for the more active there is sailing and windsurfing at Baltic Wharf, and even surfing at "The Wave".



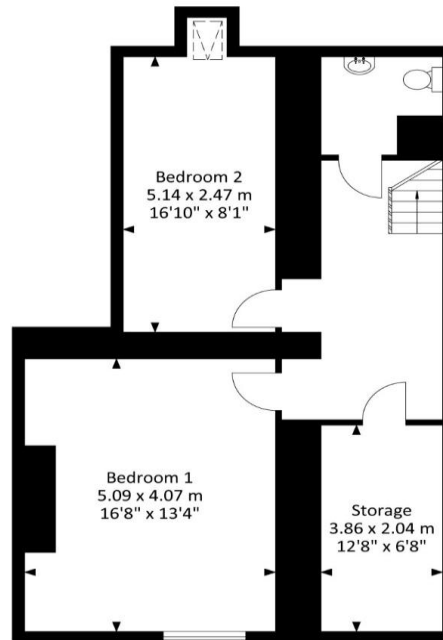
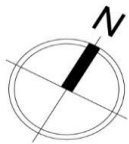
West Mall

Clifton, Bristol BS8 4BQ

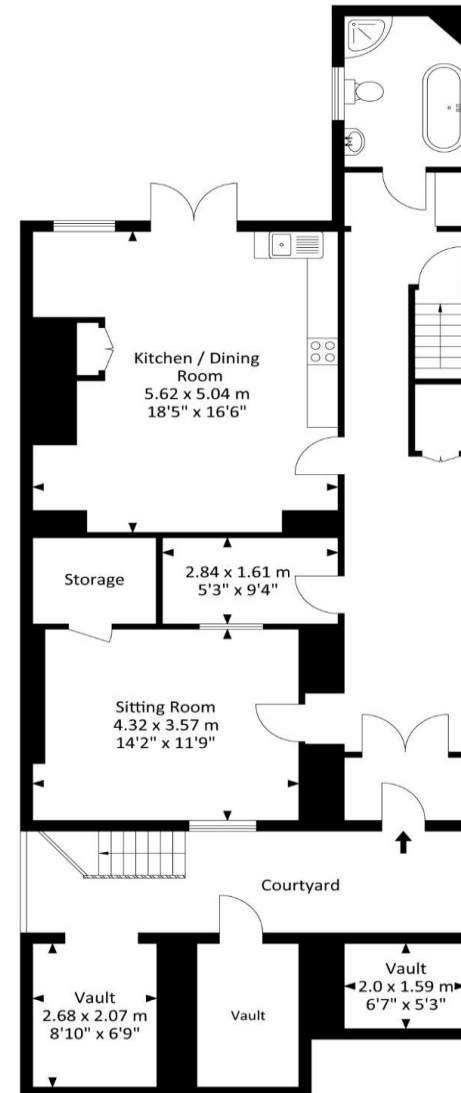
Approx. Gross Internal Area
1624.50 Sq.Ft - 150.90 Sq.M

Vaults Area
141.60 Sq.Ft - 13.20 Sq.M

Total Area
1766.10 Sq.Ft - 164.10 Sq.M



Lower Ground Floor



Ground Floor

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.

IMPORTANT NOTE

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