



GARDEN FLAT, 23 VICTORIA SQUARE, CLIFTON VILLAGE, BS8 4ES

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ACCOMMODATION

This highly attractive two double bedroom apartment has the very rare benefit of it's own private front and rear entrances, as well as one of the larger private South West facing rear gardens on the square. Occupying the whole of the lower ground floor of this imposing period building, the accommodation is of an impressive size. When entering the property you are welcomed by a spacious hallway which leads to the large reception room which overlooks the attractive south facing garden to the rear. The reception room is a grand space with a range of original features such as impressive intricate ceiling details, doors out to the garden, original wood flooring and a feature gas fireplace. The integrated kitchen was fitted in 2017 and includes gloss style wall and base units, quartz worktop, electric hob with extractor over oven as well as fridge/freezer and dishwasher. There is also a useful pantry cupboard housing a washer dryer.

There are two very good sized bedrooms with the master, located at the front of the property, benefiting from a large built in wardrobe. The second bedroom benefits from a direct access to the garden. The bathroom is wall tiled with laminate flooring with mains shower over bath, w/c and hand basin.

The private and large south westerly facing garden enjoy's stunning Magnolia and Eucalyptus trees, with a convenient rear access from Merchants Road with a helpful shed for storage.

LOCATION

Clifton Village - Clifton Village is one of the most unique and sought after locations in the City. From its very early days as a Spa destination to the later Georgian and Victorian influences Clifton offers charm at every turn from the fine sweep of Royal York Crescent to the grandeur of Victoria Square. At its heart lies the picturesque "Village" offering an eclectic range of independent shops, boutiques, cafes, bars and restaurants including Cote, The Ivy and the Avon Gorge Hotel. The Downs offers four hundred acres of green public space whilst Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, the City Centre and Temple Meads.

OTHER INFORMATION

Leasehold: Residue of 999 years

Management Fee: £80.00 pcm

Management Company: BNS Management

Ground Rent: None, as the residents have share of the freehold

Council Tax Band: D



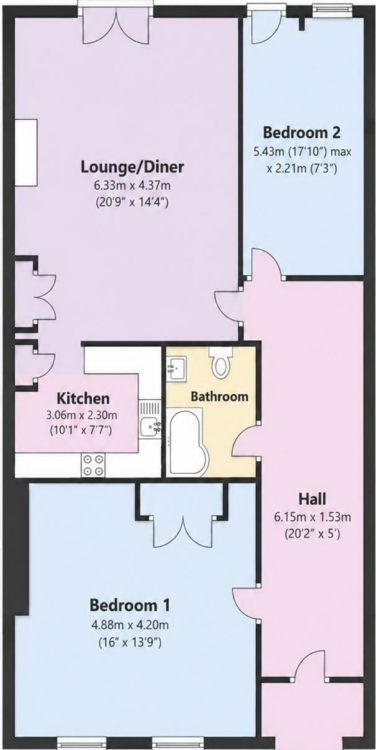


FLOORPLAN

Garden Flat, 23 Victoria Square, Clifton Village

GL

Total area: approx. 91.1 sq. metres (980.1 sq. feet)



This floorplan is for illustrative purposes only. All measurements are approximate and not to scale.
Plan produced using PlanIt.



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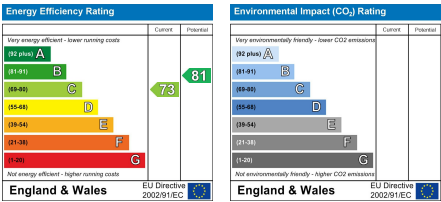
2 Bedrooms
Tenure - Share of Freehold

1 Reception Rooms
Total 980.00 sq ft

1 Bathrooms
Council tax band - D

- Delightful Period Garden Apartment
 - Two Double Bedrooms
 - Fitted Kitchen
 - Good Sized Inner Hallway
- Large South Westerly Enclosed Private Garden

- Spacious Accommodation Approaching 1,000 Sq Ft
 - Spacious Living Room
 - Bathroom WC
 - Period Features
- Viewing Recommended



Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am-4.00pm