



**TFF, 23 West Park, Clifton, Bristol, BS8 2LX**

**£365,000**

A light and airy 2 bedroom flat in the heart of Clifton

- Two double bedrooms
- No onward chain
- Walking distance to Whiteladies Road
- Period property
- Top floor flat
- Charming features
- Sought after location

### The Property

This excellent property offers the perfect blend of contemporary living and spacious accommodation. Situated just a stone's throw from Whiteladies Road, it is located in the highly sought-after suburb of Redland.

Within this Victorian property, on the top floor, lies an exceptional two double bedroom flat. Upon entry, you are greeted by an entrance hallway. To the right, a bright and open living room awaits, featuring a characterful fireplace and large traditional sash windows that flood the room with natural light. Leading off the living area is a kitchen/dining room, which accommodates a small table and all necessary appliances, including a fridge/freezer, washing machine, hob, and oven.

The accommodation comprises two spacious double bedrooms at the rear, each providing ample space for wardrobes, side tables, and dressers. Serving the bedrooms is a well-appointed bathroom, complete with a large walk-in shower.

### Location - Clifton

Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton Village including Clifton Down shopping Centre. 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: 999 years from 17/04/1984

Management Fee: £75 pcm

Ground rent: None

Council Tax Band: C

### Please Note

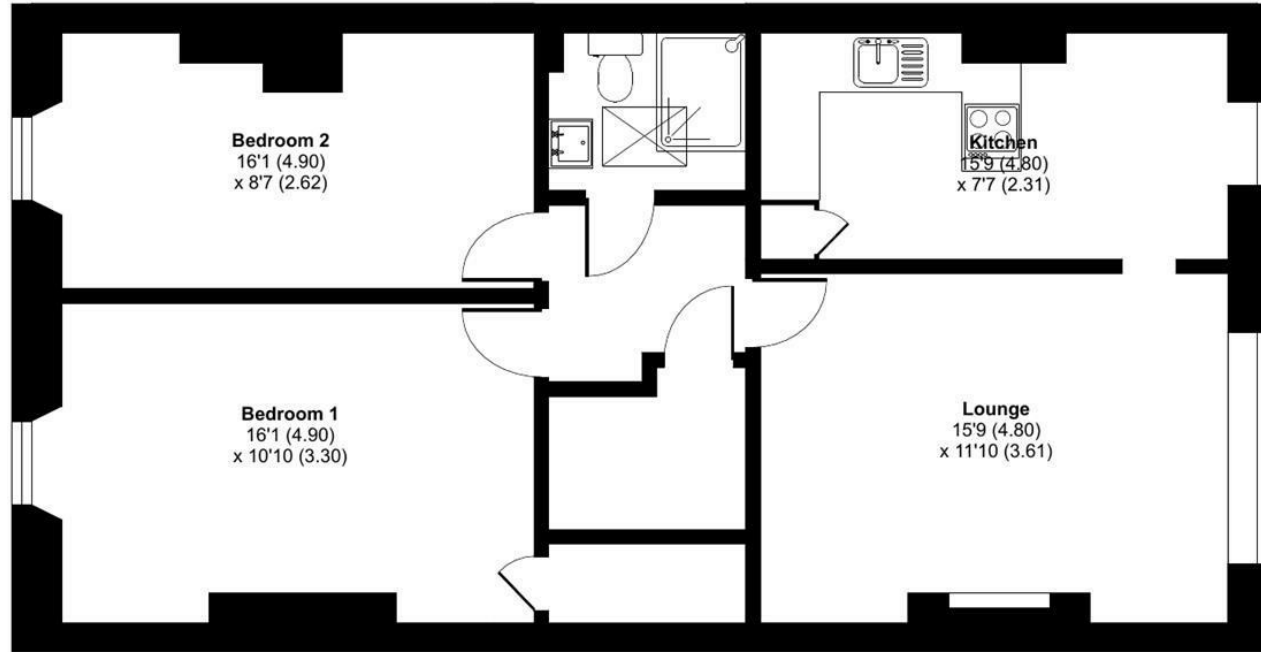
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# West Park, Bristol, BS8

Approximate Area = 807 sq ft / 75 sq m

For identification only - Not to scale



FIRST FLOOR



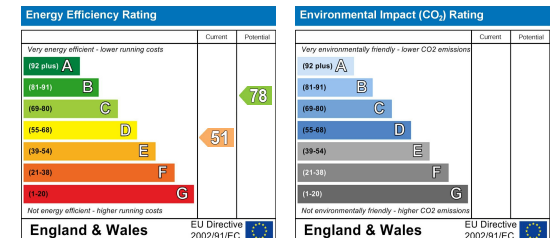
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