

estate agents **auctioneers**

**hollis
morgan**



FFF, 23 West Mall, Clifton, Bristol, BS8 4BQ

£475,000

A charming first floor apartment with balcony situated in the heart of Clifton village

- Iconic Clifton Village address
- Period balcony
- First Floor
- 2 bedrooms
- Gas central heating
- Communal Gardens
- Residential Parking Zone

The Property

This elegant apartment encompasses the First floor of an imposing Grade II listed period property situated on the iconic West Mall, in the heart of Clifton Village.

Internally, the property offers a light and airy reception room with beautiful fireplace, high ceilings, period features and large sash windows leading onto a beautifully restored balcony with views over the communal gardens. Similarly, the second bedroom enjoys from lovely views over the gardens and the master bedroom situated at the back of the apartment offers a tranquil retreat.

The fitted kitchen benefits from plenty of storage with both floor and wall cupboards and integral appliances.

The tiled bathroom is fitted with an elegant roll top bath, separate shower, wc and basin.

Finally, the flat comes with the added benefit of a large storage space accessed via a loft hatch.

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

Share of the Freehold

Management Fee: £150 pcm

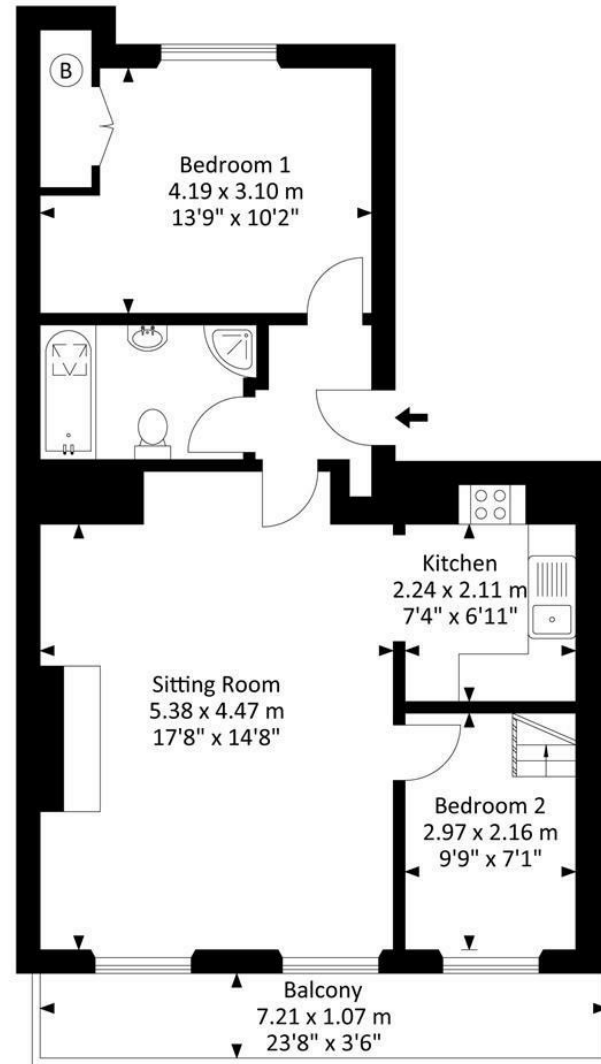
Council Tax Band: D

Please Note

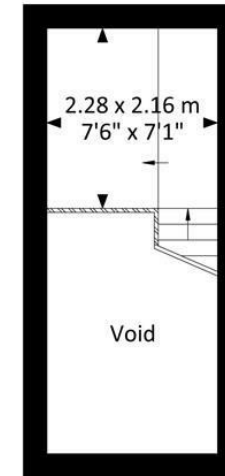
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Approx. Gross Internal Area
711.0 Sq.Ft - 66.0 Sq.M



First Floor



Mezzanine

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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	73		
	62		
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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