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4, Sion Spring House Sion Hill, Clifton, Bristol, BS8 4BS

£535,000

An exceptional First Floor flat with stunning views over Brunel suspension bridge

- 2 double bedrooms
- Spacious and bright reception room
- Mezzanine level
- Well equipped kitchen
- Balcony with views over the iconic Brunel Suspension bridge
- Private parking
- Communal Gardens
- Grade II listed building

The Property
Flat 4 of Sion Spring House forms part of a Grade II Listed Clifton building. Accessed via a communal entrance, a carpeted staircase leads up to the first floor and the front door of this exceptional property.
The hallway leads to the reception room and kitchen to the left. The bright and spacious reception room is highlighted by floor-to-ceiling sash windows offering views of Brunel Suspension Bridge and providing access to a very large balcony. The mezzanine level offers additional space and could either serve as an office or additional sleeping or reception area.
Off the reception room is the fully appointed kitchen with integrated fridge freezer, electric hobs and ovens and extractor fan. There is plenty of storage space with the base and wall units and ample kitchen preparation space.
The bathroom features floor to ceiling white tiles and a 3 piece bathroom suite and large mirror.
Situated at the back of the property, the spacious main bedroom serves as a perfect retreat for relaxation. Custom-fitted wardrobes ensure ample storage, while a large sash window fill the room with natural light.
The second bedroom also situated at the back of the property enjoys leafy aspects.
Additional amenities include intercom access, a private allocated parking space and well-maintained communal gardens.

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 from January 2001
Management Fee: circa £238 pcm
Ground rent: £250 pa
Council Tax Band: E

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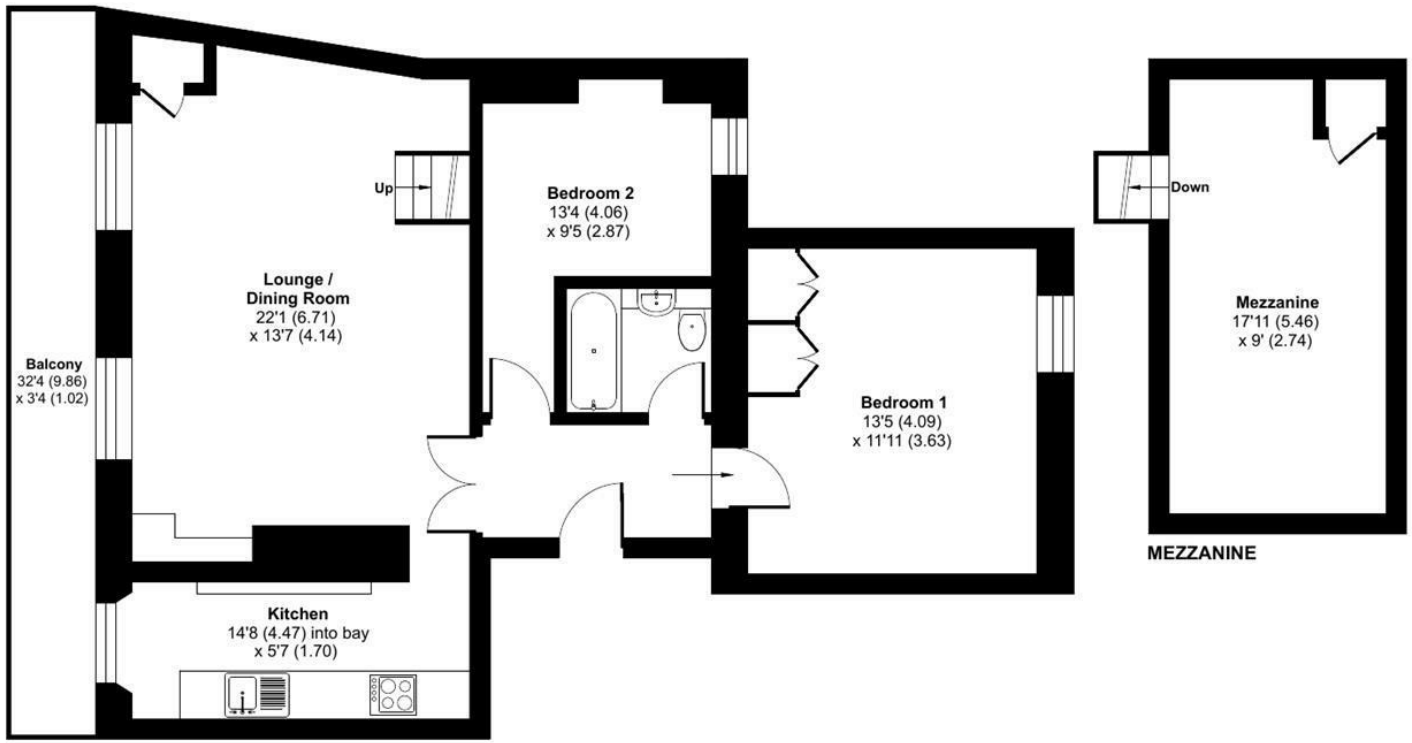
Sion Hill, Bristol, BS8

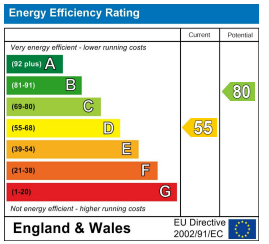
Approximate Area = 923 sq ft / 85.7 sq m

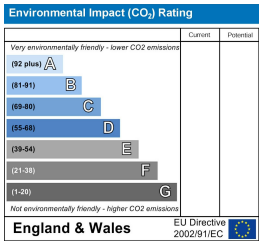
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hollis Morgan. REF: 1139267





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