TFF, 37 Caledonia Place, Clifton, Bristol, BS8 4DN

£365,000

Hollis Morgan - A two double bedroom apartment located on the top floor of this charming and iconic period terrace set in the heart of Clifton Village. Superbly well presented throughout and with quite spectacular far reaching views.

- Top Floor Apartment
- Grade II* Listed
- Iconic Georgian Terrace
- Two Double Bedroom
- Gas Central Heating
- Superb Location
- Far Reaching Views
- Residents Garden

The Property
Enjoying an enviable location in the heart of Clifton Village this charming two double bedroom apartment is located on the top floor of this charming period terrace amongst the vast array of amenities found quite literally on the doorstep.

The property is accessed via a smart communal entrance.
Once inside the flat you will find sensibly laid out accommodation with an impressive living space overlooking The Mall gardens below. Whilst still open with the living area, the kitchen is tucked away in a separate alcove and comprises a range of traditional white shaker style wall and base units, electric hob, oven and grill, extractor hood, ceramic sink and drainer and plumbing for washing machine.

Both bedrooms are generous double rooms located at the rear of the building and so benefitting from an impressive far reaching southerly outlook.

Finally a modern bathroom suite completes the accommodation and offers a shower over bath, basin and low level WC.

Externally, residents have access to the beautifully well maintained gardens which run between West Mall and Caledonia Place.

Location
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: 959 years left
Management Fee: £153.43
Ground rent: £25

Council Tax Band: D

Please Note
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

COVID UPDATE
Following Government advice (04.01.21) the housing market will remain open during the new lockdown in England.

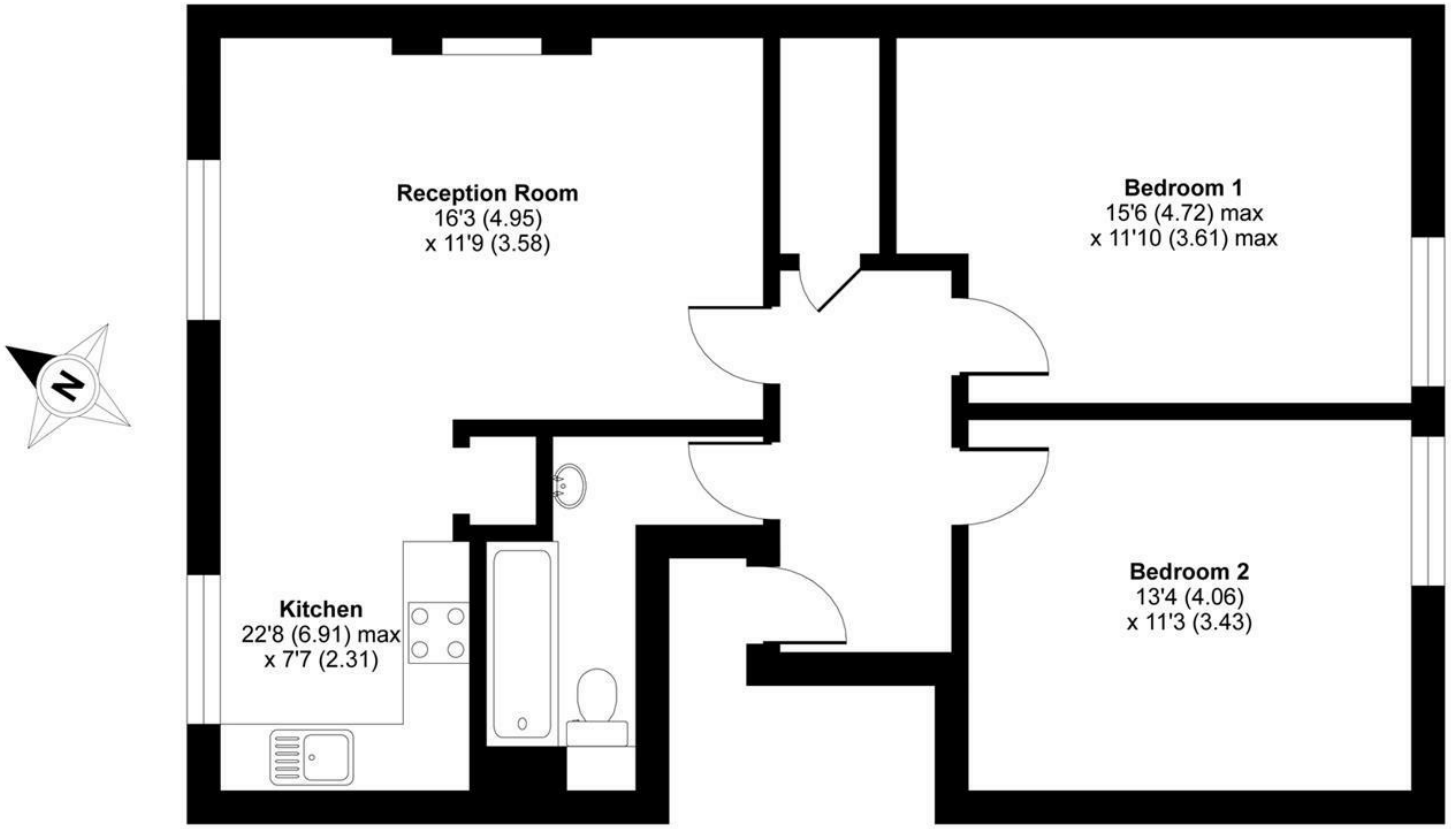
Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules.

Please contact us should you have any questions.

Caledonia Place, Clifton, Bristol, BS8

Approximate Area = 753 sq ft / 69.9 sq m

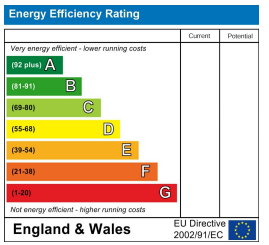
For identification only - Not to scale

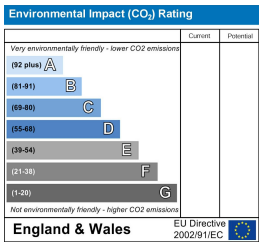


GROUND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hollis Morgan. REF: 711922





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