

estate agents **auctioneers**



Hall Floor Flat, 29 Beaufort Road, Clifton, Bristol, BS8 2JX

£550,000

A superb hall floor period apartment situated in a sought after Clifton location with private garden.

- Superb Garden flat
- Well-proportioned rooms
- Grand features
- Two double bedrooms
- No onwads chain
- Period property
- Sought after Clifton location
- Moments from Whiteladies Road

#### The Property

This outstanding garden flat is situated along an idyllic and pleasant road within the sought after area of Clifton. Inside, the property emanates the finest examples of ornate period features including traditional covings, ceiling roses, shutter windows and grand high ceilings that represent the essence of this period mansion, which dates back to the Victorian era.

The property comprises a vast and spacious main reception room which is located at the front of the building, the space features a large bay window flooding the room with natural light creating a bright and airy feeling. Then leading through the property, there is a substantial dining area and fitted kitchen with wall and base units in neutral colour themes with distinctive Victorian tiled flooring. Just off from the kitchen is a handy utility room with access to a large private rear garden.

Accommodation in the property includes two double bedrooms, the principal room being notably larger and benefiting from a sizable bay window with delightful, green outlooks of the rear garden. Serving the two bedrooms is a three-piece family bathroom fitted with a shower over the bath.

Outside the property is a private and mature rear garden which captures the afternoon and evening sun with a north-westerly orientation.

#### 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.

#### Further Information

Management Charge - £100 PCM

Ground Rent - Peppercorn Rate

Lease Years Remaining - 967

Tenure - Share of Freehold

Management Company - 29 BEAUFORT ROAD CLIFTON BRISTOL LIMITED (Run internally by the resident's)

#### Please Note

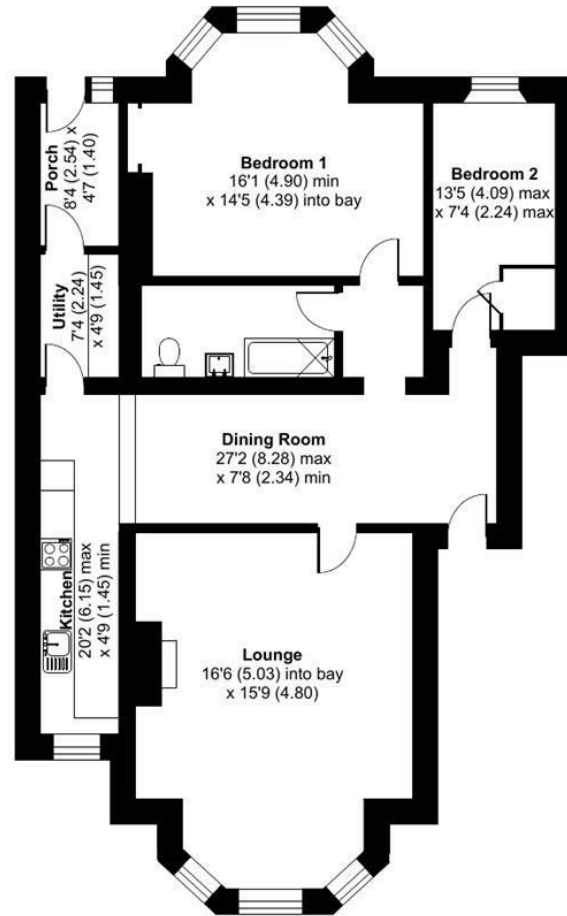
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# Beaufort Road, Clifton, Bristol, BS8

Approximate Area = 1150 sq ft / 106.8 sq m

For identification only - Not to scale



GROUND FLOOR



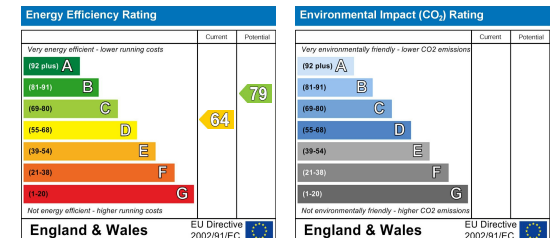
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