Hall Floor Garden Flat, 18 Victoria Square, Clifton, Bristol, BS8 4ES

£525,000

Hollis Morgan - A STUNNING two double bedroom hall floor apartment with large PRIVATE GARDEN situated on the historic and picturesque Victoria Square.

- Hall Floor Flat
- Two Double Bedrooms
- Private South Facing Rear Garden
- Period Features
- Impressive Location
- Spacious Reception Room
- Tastefully Modernised
- External Storage

The Property
This beautiful flat occupies the hall floor of an imposing period terrace and benefits from a large private rear garden.
Overlooking the garden to the rear, the reception room is a grand space combining the typically high ceilings with a range of original features such as impressive intricate ceiling details, sash windows, timber floors and a feature fireplace with a modern log burner.
The generous kitchen diner is adjacent and also at the rear of the property. The kitchen itself has been very tastefully finished and provides a range of 'Shaker' Style timber wall and base units with a granite work top, gas hob with extractor over, oven as well as a range of integrated appliances which include fridge/freezer, dishwasher and washing machine.
There are two very good sized double bedrooms with the master benefiting from a large walk in wardrobe. The stylish family bathroom has recently been refurbished and include a mains fed shower over a BETTE bath, basin and WC finished with DURAVIT fittings.

Externally, there is a large south westerly facing garden which is enclosed with an original stone wall as well as a vast integrated storage vault.

Location
This particular property occupies an enviable position on the southerly side of Victoria Square which itself is a stunning and much loved green space in the heart of Clifton Village, just moments away from all the village amenities such as bars, restaurants, grocery shops and independent retailers.

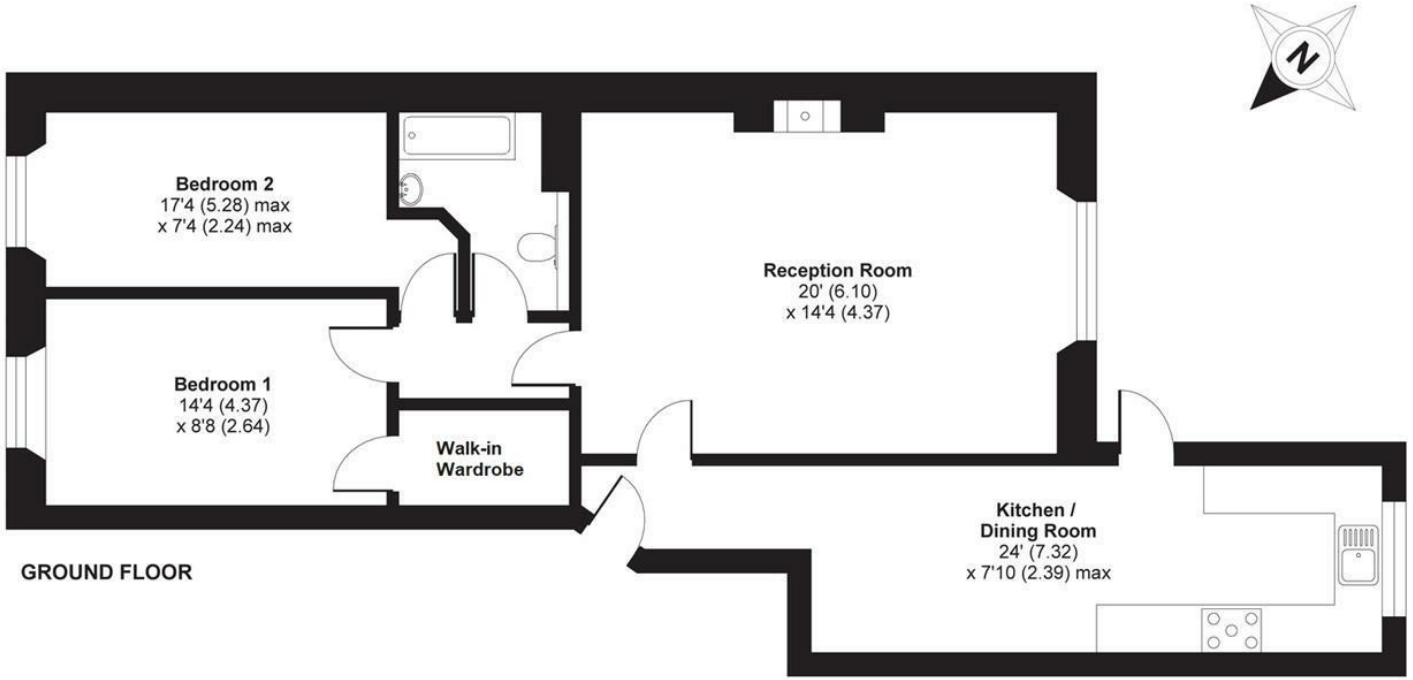
Clifton Village is one of the most unique and sought after locations in the City. From its very early days as a Spa destination to the later Georgian and Victorian influences Clifton offers charm at every turn from the fine sweep of Royal York Crescent to the grandeur of Victoria Square. At its heart 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 and 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. 844 years remaining
Ground rent: £30 pa
Management Fee: Please refer to agent
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.

Victoria Square, Bristol, BS8

APPROX. GROSS INTERNAL FLOOR AREA 887 SQ FT 82.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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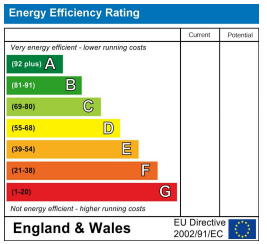

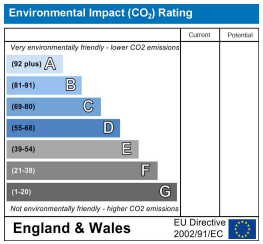

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