SFF, 19 Cornwallis Crescent, Clifton, Bristol, BS8 4PJ

£385,000

A well balanced period apartment situated in the ever popular Cornwallis Crescent with fine views and no onward chain.

- Second Floor Apartment
- Cornwallis Crescent
- Harbour Views
- Pontential To Improve
- Two Bedrooms
- Gas Central Heating
- Communal Gardens

The Property
This charming apartment is located on the second floor of a Grade II Listed Georgian terrace, sat within a moments walk from Clifton Village and benefiting from far reaching southerly views.

The living space is a good sized room located at the rear of the building and takes full advantage of the elevated position which provide genuinely breath-taking views over the Harbourside, South Bristol and the countryside beyond. The room benefits from from ceilings, panelled walls, feature fire place and two full height sash windows.

There is a separate modern fitted kitchen adjacent which features a range of wall and base units, solid wooden work surfaces, stainless steel sink and draining board, electric hob, oven, extractor hood and tiled splash backs.

Two bedrooms are located at the front of the building overlooking leafy communal gardens. Finally a fully tiled bathroom completes the accommodation which consists of bath with electric shower over, basin and low level WC.

Externally the residents on the crescent have access to the pretty and well maintained south facing communal gardens which provide a truly pleasant place to relax.

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.

Other Information
Leasehold, share of freehold
Management Fee: £100 pcm
Council Tax Band: D

Please Note
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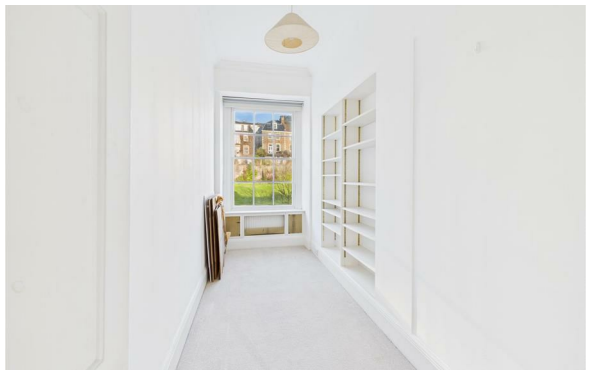

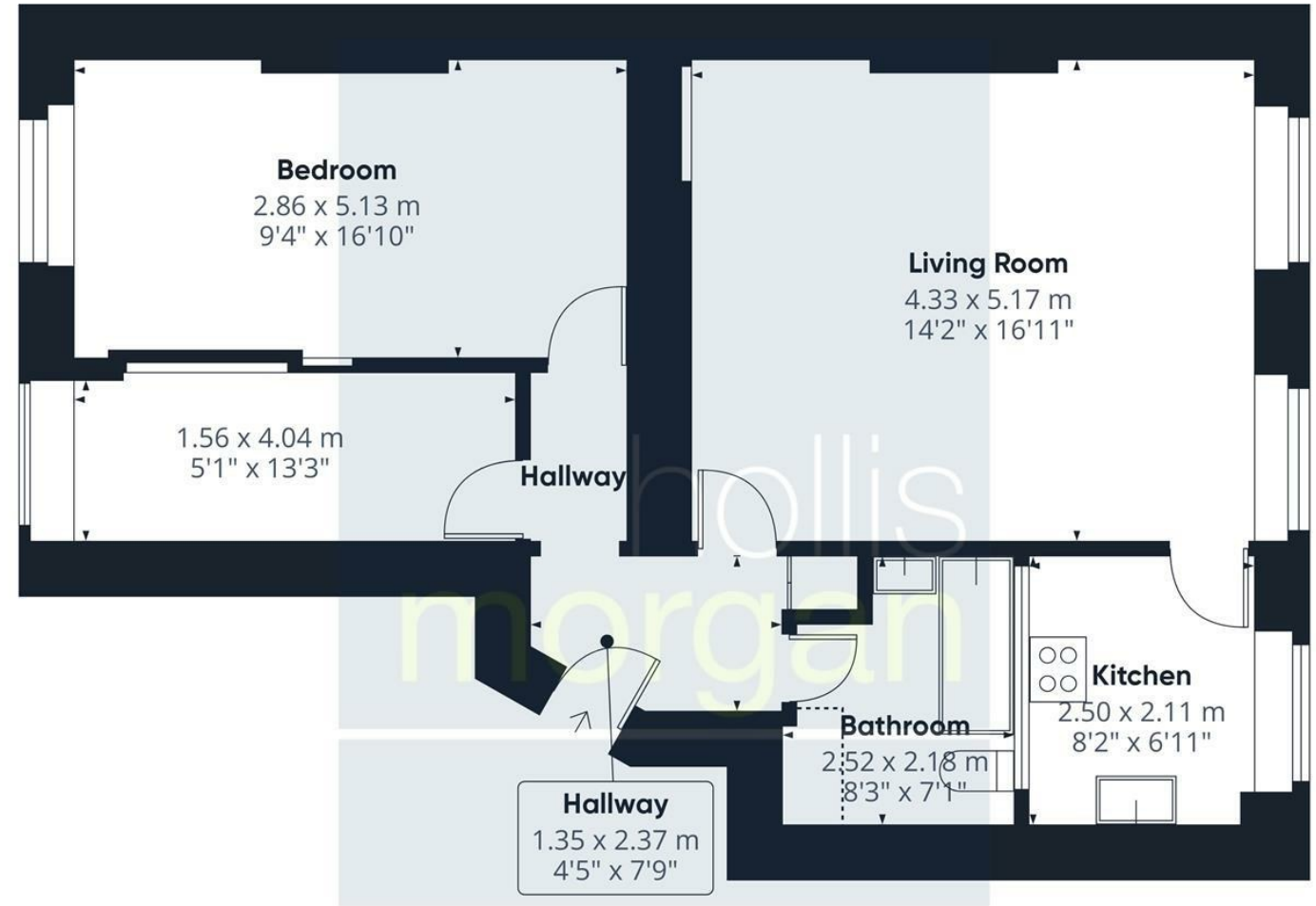

Approximate total area(1)

59.9 m²

644 ft²

Reduced headroom

0.6 m²

6 ft²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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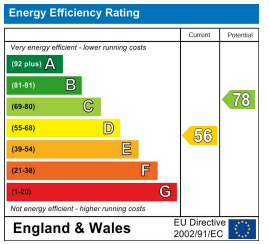

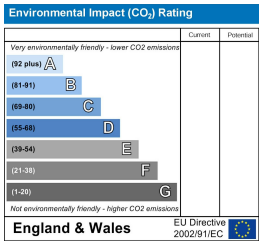

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