

estate agents **auctioneers**

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FFF, 23 West Mall, Clifton, Bristol, BS8 4BQ

£475,000

A charming first floor apartment with balcony situated in the heart of Clifton village

- Iconic Clifton Village address
- Period balcony
- First Floor
- 2 bedrooms
- Gas central heating
- Communal Gardens
- Residential Parking Zone

The Property

This elegant apartment encompasses the First floor of an imposing Grade II listed period property situated on the iconic West Mall, in the heart of Clifton Village.

Internally, the property offers a light and airy reception room with beautiful fireplace, high ceilings, period features and large sash windows leading onto a beautifully restored balcony with views over the communal gardens. Similarly, the second bedroom enjoys from lovely views over the gardens and the master bedroom situated at the back of the apartment offers a tranquil retreat.

The fitted kitchen benefits from plenty of storage with both floor and wall cupboards and integral appliances.

The tiled bathroom is fitted with an elegant roll top bath, separate shower, wc and basin.

Finally, the flat comes with the added benefit of a large storage space accessed via a loft hatch.

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

Share of the Freehold
Management Fee: TBC

Council Tax Band: D

Please Note

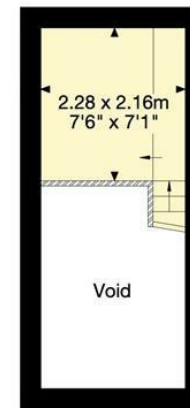
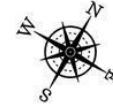
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23 West Mall

Bristol

Approximate Gross Internal Floor Area
66 sq m / 711 sq ft
(Excl. Void and Limited Height Storage Area)



Mezzanine

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

First Floor

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2023.

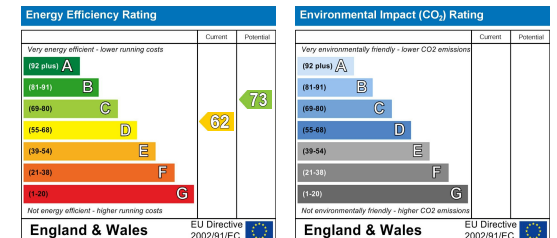
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