



**MAGGS
& ALLEN**

GARDEN FLAT, 56 ALMA VALE ROAD
CLIFTON, BRISTOL, BS8 2HS
£425,000

Occupying the ground floor of a handsome Victorian building comes this immaculately-presented, two bedroom garden flat. Located in a quiet spot in Clifton, the property boasts two double bedrooms, open-plan living, private access and a well-sized, sunny rear garden.

Property Description

The front door opens into a spacious entrance hall featuring attractive herringbone-style flooring. The hall provides access to the principal rooms and benefits from a useful storage cupboard, as well as a second cupboard housing the washing machine.

Situated at the rear of the property is a bright, generously-sized living/dining area with wood-effect flooring throughout and double doors giving way to the rear garden. Open to the living space is a well-appointed, sleek kitchen comprising a range of base and wall-mounted units with handle less fronts and quartz-style worktops. Integrated appliances include an electric oven, gas hob with extractor, dishwasher and sink with drainer. Further space is available for a fridge/freezer.

The main bedroom is a sizeable, welcoming double with fitted wardrobes and a large bay window to the front elevation, allowing for natural light to bathe the room throughout the day. The second bedroom is a generous double with dual-aspect windows, offering a bright and airy space that is equally suited as a home office, guest room or additional bedroom.

Completing the accommodation is a fully-tiled, three-piece bathroom comprising a toilet, sink and bath with shower over.

Rear Garden

Undeniably one of this property's best features is its generously-sized, private rear garden. Benefiting from an abundance of sunlight throughout the day, the space is well-manicured and is primarily laid to lawn, with a patio area for outdoor dining and entertaining. Bordered by stone walls and attractive borders to its perimeters, the garden offers a true sense of privacy.

Location

Perhaps Bristol's best-known area, Clifton exudes a timeless charm with its historic architecture - predominantly Georgian and Victorian buildings - creating a picturesque and inviting setting. The area is renowned for its green spaces, including the scenic Clifton Downs and the iconic Clifton Suspension Bridge.

Clifton has the rare benefit of being central, with easy access to the centre, but due to its location banking the River Avon, also offering a quick route out of the city towards North Somerset.

Whiteladies Road is host to number of well-regarded furniture shops, cafes, restaurants, pubs and bars and this is likewise the case with the Triangle and Park Street – featuring gorgeous Georgian architecture. A stroll through the Clifton Village is a unique and vibrant shopping experience, characterised by a range of independent shops, boutiques, and cafes that showcase the local businesses.

Lease Information

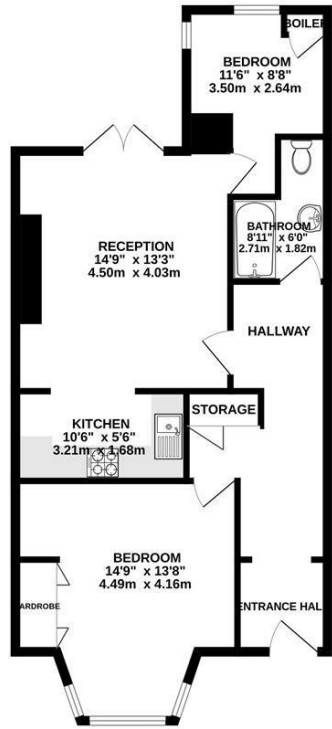
We understand there are 959 years remaining on the lease, with a share of freehold.

We understand there is an annual service charge of £1,800, plus an annual ground rent of £6.

Please note these figures should be checked with your legal advisor.



GROUND FLOOR
682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA - 682 sq.ft. (63.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- A well-presented, two bedroom garden apartment
- Two double bedrooms, with fitted wardrobes to the main bedroom
- Bright, open-plan living space with French doors to the garden
- Modern kitchen with integrated appliances
- Sizeable, private rear garden enjoying sunlight throughout the afternoon and evening
- Private access
- On-street permit parking available
- Located in a quiet spot, close to Whiteladies Road and Clifton Down Station

Guide Price: £425,000

Tenure: Leasehold - Share of Freehold

Council Tax Band: B

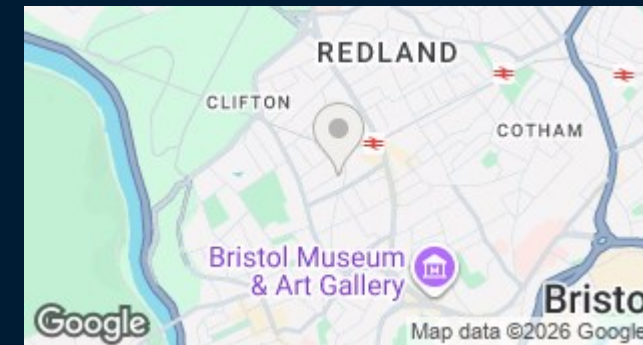
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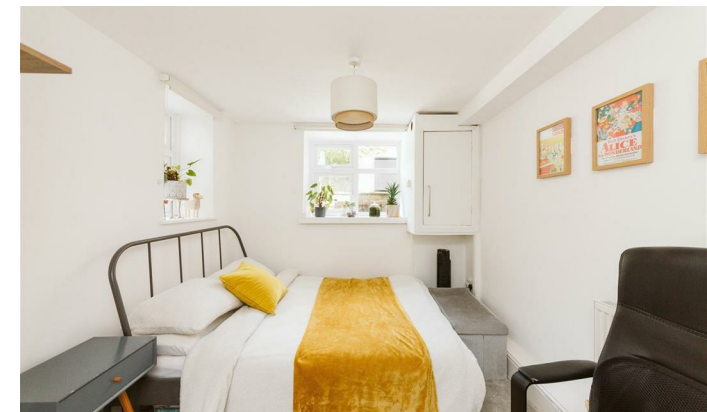
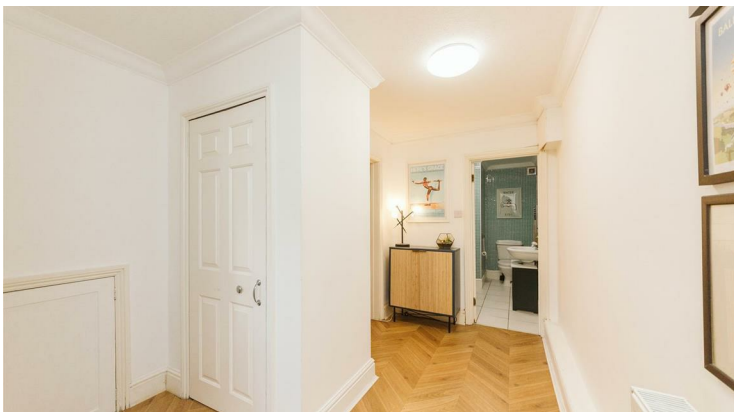
Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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