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CARDIFF

VALE

CAERPHILLY

BRISTOL



Buckingham Place

CLIFTON



Great opportunity for a first time buyer or investor, a real must see basement flat with garden, in the sort after location of Clifton!

Comments by Ms Olivia Melville-Brown



Property Specialist
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Love the location and that fact you are situated in such a great location for shopping, restaurants and coffee shops, amazing urban living.

Comments by the Homeowner





Buckingham Place

Clifton, Bristol, BS8 1LJ

Offers In The Region Of

£350,000



2 Bedroom(s)



1 Bathroom(s)



656.59 sq ft



Contact our
Property Outlet Branch

0117 935 4565

Nestled in the desirable area of Clifton, Bristol, this charming flat offers a delightful blend of comfort and convenience. Spanning an impressive 657 square feet, the property features a well-proportioned bedroom, including a versatile office room that is perfect for those who work from home or require additional space for hobbies.

Upon entering, you are greeted by a welcoming reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The flat also boasts a well-equipped kitchen, ensuring that culinary enthusiasts will find it a joy to prepare meals. The bathroom is thoughtfully designed, catering to all your daily needs.

One of the standout features of this property is the access to a lovely courtyard garden, providing a serene outdoor space to unwind and enjoy the fresh air. Additionally, the flat benefits from parking, a valuable asset in this sought-after location.

As a basement flat, it offers a unique charm and character, making it a perfect retreat in the heart of Clifton. With its great location, you will find yourself within easy reach of local amenities, shops, and transport links, making this property an excellent choice for both first-time buyers and those looking to downsize.

In summary, this delightful flat in Buckingham Place presents an exceptional opportunity to enjoy comfortable living in one of Bristol's most attractive neighbourhoods. Don't miss the chance to make this charming property your new home.



Entrance Hall 3'4" x 22'8" (1.03 x 6.92)	Lease Details Service Charge £864 annually Ground Rent £8.00 annually
Lounge 13'3" x 12'0" (4.06 x 3.66)	Council Tax Band B
Bathroom 8'8" x 4'9" (2.66 x 1.45)	
Kitchen 8'2" x 13'11" (2.50 x 4.25)	
Bedroom 10'10" x 13'4" (3.32 x 4.08)	
Study 7'4" x 7'1" (2.24 x 2.17)	
Garden	
Parking One parking space outside of the property.	
Tenure We are advised by our client the property is leasehold. This is to be confirmed by your legal advisor.	
Basement Apartment Stairs down from the main road into the property.	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

