



Netley House
Cifton
Bristol

HALL FLOOR APARTMENT, NETLEY HOUSE, MERCHANTS ROAD, CLIFTON, BRISTOL, BS8 4EP

SUMMARY OF ACCOMMODATION

A spacious and versatile three bedroom apartment occupying the ground floor of a detached Victorian Bath stone Villa. The apartment is complemented by a separate self contained study, with cloakroom facilities, offering a unique lifestyle opportunity in central Clifton.

Offered to the market with no onward chain, the generously proportioned accommodation boasts large sash windows allowing natural light to flood the principle rooms, that are filled with period features. Of note is the duel aspect sitting room with a central fireplace, as well as the large master bedroom with a beautiful bay window.

Whilst the property is perfectly habitable, it is likely that a new purchaser may undertake some modernisation and potentially remodelling of the property in order to realise this characterful apartment's full potential.

OTHER INFORMATION

Tenure – Leasehold, with a share of Freehold

Service Charge – Annual costs are divided equitably per apartment, and extra works are funded by levy on an equitable bases.

Local authority - Bristol City Council

Council tax band - D - £2,713.68 for 2026/27

EPC - D (61) with potential of C (76)

Broadband – Superfast Offering downloads of up to 80 mbps.

Mobile - Voice and data “Good” for EE, Vodafone, Three and 02.

LOCATION

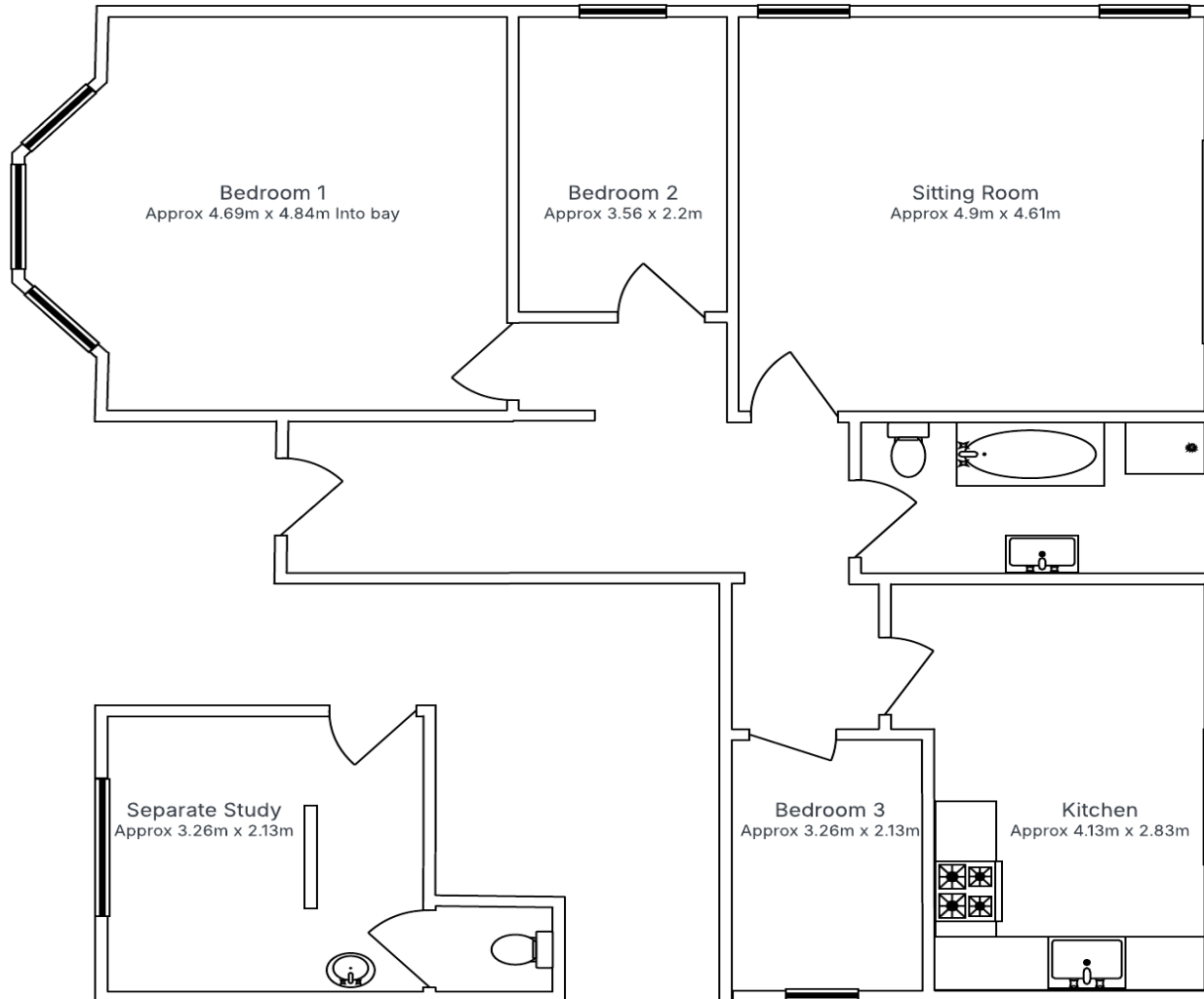
Clifton Village and its wide range of high street shopping facilities, fashionable boutiques and quality restaurants is approximately 100 yards walking distance. There is a good selection of both private and state schooling, some of which include Clifton College, Clifton High School and Christ Church Primary School. Clifton College also offers a fitness club, which is approximately 1 mile walking distance from the property.

Bristol City Centre and the M32 link to the M4/M5 motorway network is approximately 1.5 miles travelling distance. Temple Meads and Parkway Railway Stations offer direct links to London Paddington and are within 4 miles travelling distance.

Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as the Clifton Downs and The Ashton Court Estate, which is across the famous Clifton Suspension Bridge and includes mountain bike trails and bridle paths. There are golf courses close by and sailing and windsurfing at Baltic Wharf, and even surfing facilities at “The Wave” in South Gloucestershire.

Floorplan : Netley House, Hall Floor Apartment and Study

Floor Area : Approx 98.6m² Which equates to 1061 sqft



IMPORTANT NOTE

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