



The Cloisters
College Road
Clifton
Bristol

14 THE CLOISTERS, COLLEGE ROAD, CLIFTON, BRISTOL, BS8 3HZ

SUMMARY OF ACCOMMODATION

A spacious and versatile two bedroom apartment positioned on the first floor of an imposing semi detached Victorian Bath stone Villa with spectacular views across Clifton College. Presented superbly, and well appointed throughout, this fabulous lifestyle opportunity is complemented by a parking space.

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 large sitting room with a central fireplace and far reaching views across Clifton College, as well as the large master bedroom with a beautiful bay window and a well appointed ensuite shower room.

As previously mentioned, the property is presented very well, having been recently refurbished by the current owner, and benefits from a shaker style fitted kitchen, well appointed ensuite and family bathrooms and separate utility cupboard.

OTHER INFORMATION

Tenure – Leasehold, with a share of Freehold.

Service Charge – £1,680 per annum.

Local authority - Bristol City Council.

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

EPC - E (42) with potential of C (76).

Broadband – Ultrafast Offering downloads of up to 1800 Mbps.

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

LOCATION

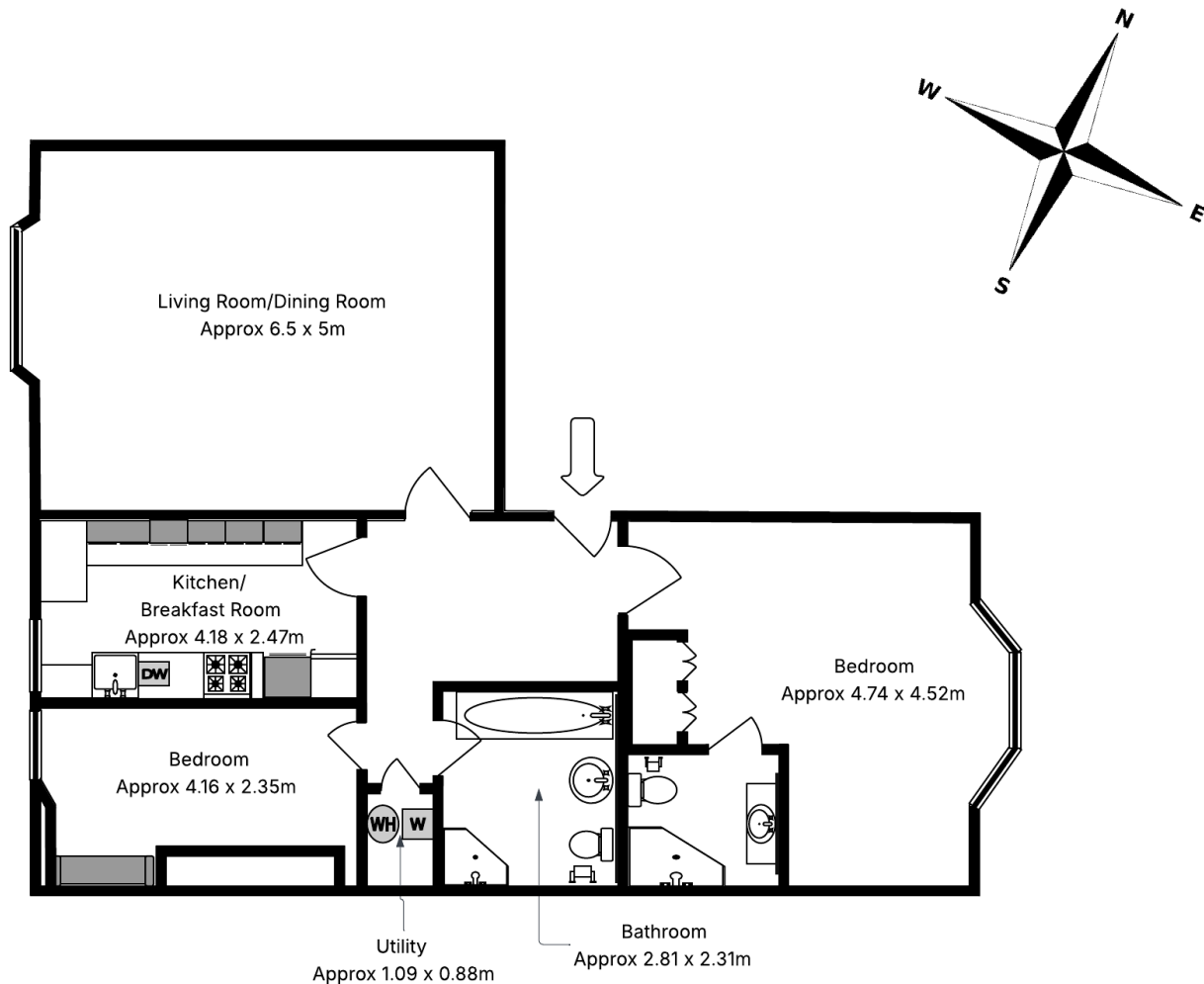
Overlooking Clifton College, and ideally positioned for access to Clifton Village and its wide range of high street shopping facilities, fashionable boutiques and quality restaurants this apartment enjoys a really great location and forms part of a beautiful setting. There is a good selection of both 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 250 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.

Floor Plan : Apartment 14, The Cloisters, College Road, Clifton, Bristol, BS8 3HZ

Floor Area : Approx 93m². Which equates to 1000 sqft



IMPORTANT NOTE

Hydes of Bristol LLP and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.



ESTATE AGENTS
28 Princess Victoria, Clifton, Bristol
BS8 4BU

Tel: (0117) 973 1516
Website: www.hydes.co.uk
Email: post@hydes.co.uk

