



The Hall Floor Apartment  
4 Cecil Road  
Clifton  
Bristol

# THE HALL FLOOR APARTMENT, 4 CECIL ROAD, CLIFTON, BRISTOL, BS8 3HR

## SUMMARY OF ACCOMMODATION

OFFERS INVITED BETWEEN £1,000,000 & £1,100,000 A generously proportioned (c. 2,000 sq ft) and elegant lateral apartment found within one of Clifton's most quiet and convenient locations with beautiful reception rooms, 2/3 bedrooms, it's own private entrance, off street parking for one car and a beautifully tended communal garden to the front. The subject property is set with in a handsome Victorian town house which has been meticulously maintained by it's current residents.

This stunning raised hall floor apartment boasts some beautiful period detail. An initial entrance vestibule leads into its generous inner hall which offers delightful, tessellated tiling, elaborate cornicing and gives access to its principal reception rooms, kitchen/breakfast room and bedrooms. A drawing room with delightful outlooks to the front elevation offers some truly breath-taking proportions and offers a great space for entertaining, or potentially for those needing it a third bedroom. A substantial living/dining room has had the wall between it and the kitchen (which houses dividing shutters) opened to provide a lovely light and spacious through room to enjoy and entertain in. This flows beautifully into the bespoke kitchen breakfast room, which has been finished to a particularly high standard, with plenty of worktop space and storage in wall and floor mounted units. To the other side of the kitchen a single door opens into a stunning period conservatory providing a further reception space with pleasant open outlooks. Completing the accommodation a master suite again offering the same generous proportions complete with a beautifully appointed ensuite shower room and plenty of fitted wardrobe space. There is further guest bedroom serviced by a lovely guest bathroom which has also been finished to the highest standard.

Externally the property provides parking for one vehicle and use of the lovely, well-tended communal garden.

## OTHER INFORMATION

Tenure - Leasehold for the remainder of 999 years with a share of the freehold

Services - All mains services

Local authority - Bristol City Council

Council tax band - F - currently £3,919.76 PA

Service charge - There is an active management company in existence and any work is paid for on an as and when basis so there is no monthly service charge. The subject property is responsible for paying 1/4 of any cost.

Mobile coverage - Likely with EE, 02, Vodafone and Three

Broadband availability - Up to 1,800 mbps Download - Up to 220 mbps upload

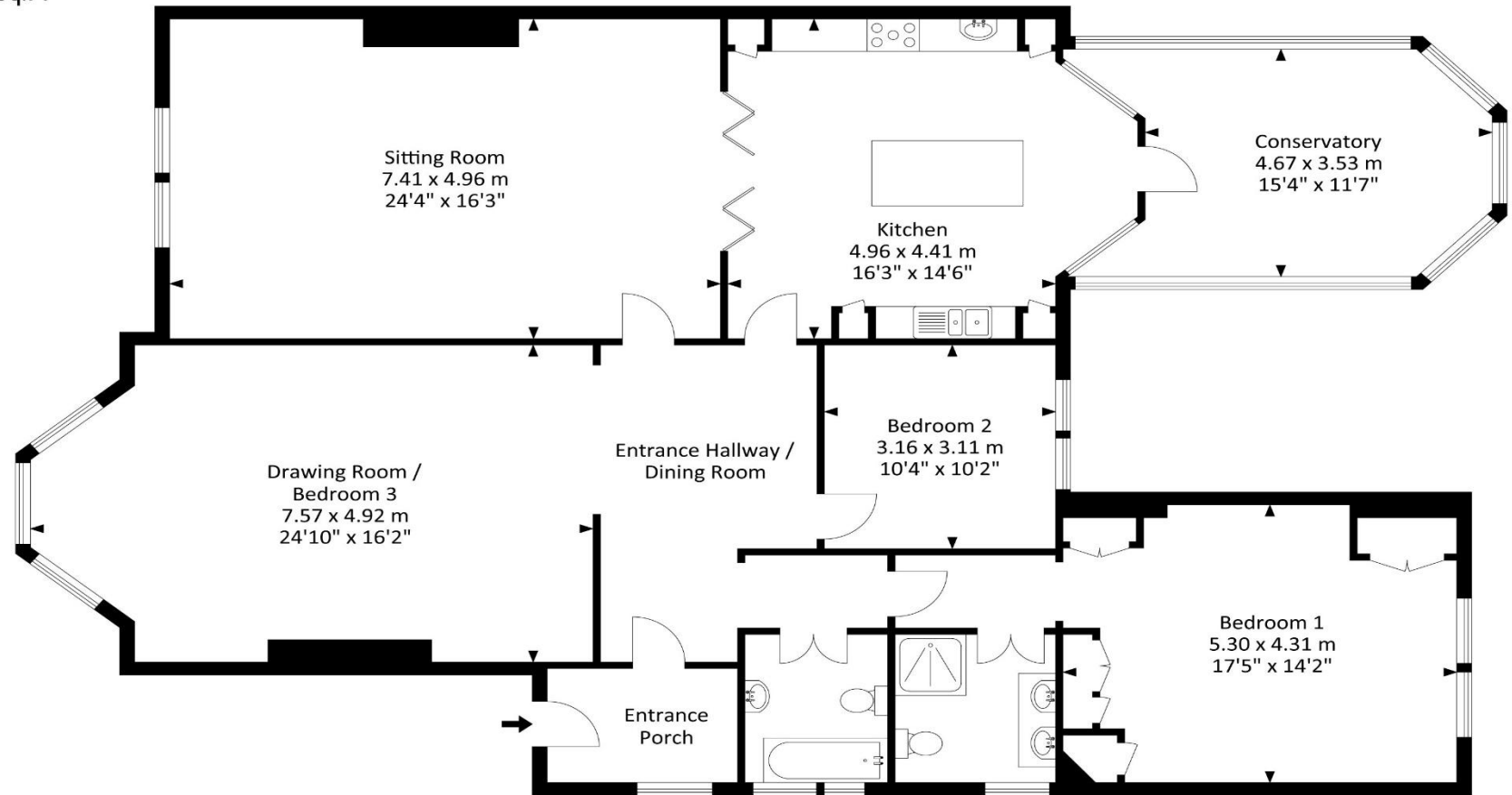
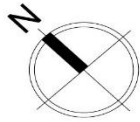
## LOCATION

Cecil Road is located in what is regarded as one of Clifton's finest residential locations. Clifton Village with its wide range of shops and restaurants is only a short walk over Christchurch Green, as are the vast expanse of Clifton's Downs, as well as the historic landmark of Isambard Kingdom Brunel's world famous suspension bridge spanning the Avon Gorge. The property is particularly well served by both state and private schooling, Christchurch Primary School is nearby, as are Clifton College, Clifton High School, BGS and QEH. A number of other schools offer transport from Christchurch Green as well. Bristol City Centre and the M32 link to the M4/M5 motorway network and Bristol Temple Meads are approximately 2 miles travelling distance.



# Cecil Road, Clifton, Bristol BS8 3HR

Approx. Gross Internal Area  
1944.10 Sq.Ft - 180.60 Sq.M

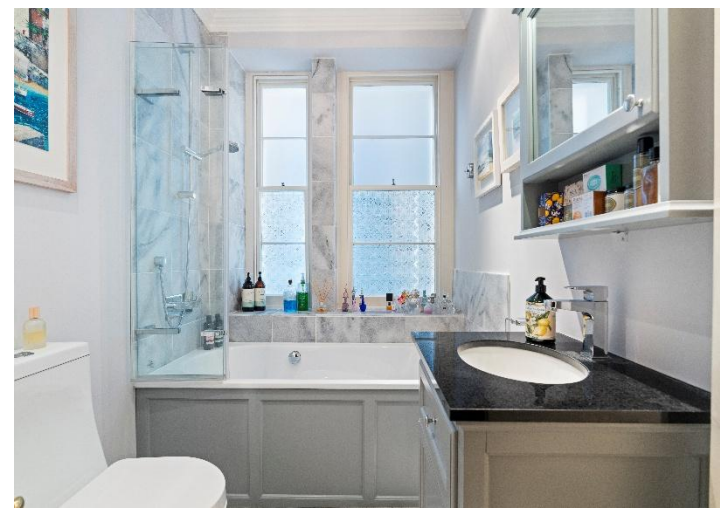


For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

## IMPORTANT NOTE

Hydes of Bristol 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.



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