



FREDERICK PLACE
CLIFTON, BRISTOL

FIRST FLOOR FLAT, 12, FREDERICK PLACE BRISTOL, BS8 1AS

SUMMARY OF ACCOMMODATION

A charming and particularly light balcony flat, offering two double bedrooms, situated on the first floor of this attractive Regency townhouse, set in a quiet and convenient location within easy walking distance of The Clifton Triangle, Whiteladies Road, Clifton Village and Bristol's City Centre.

Offered for sale with no onward chain the subject property provides any incoming purchaser a turnkey experience. There is a delightful living/dining room, situated to the rear of the property, offering ample room for some sizeable furniture. The attractively appointed kitchen is situated to the rear of the living/dining room and provides ample storage in floor and wall mounted units topped with a tasteful wooden work surface.

Both bedrooms are situated to the front of the property, with access to the sunny balcony that spans the entire width of the building. Both also offer lovely room proportions allowing room for double beds and enough room for further bedroom furniture.

OTHER INFORMATION

Tenure - Leasehold Leasehold - 999 year lease from 30/06/1982 with a share of the freehold

Monthly service charge - £60

Local authority - Bristol City Council

Council tax band - B - Currently £2,009.68 PA

Mobile reception - Good indoor and outdoors with EE, 02, Vodafone and Three

Broadband speeds - Up to 1130 mbps download - Up to 220 mbps upload

EPC - C - Currently 70 potentially 78

Listing - Grade II listed

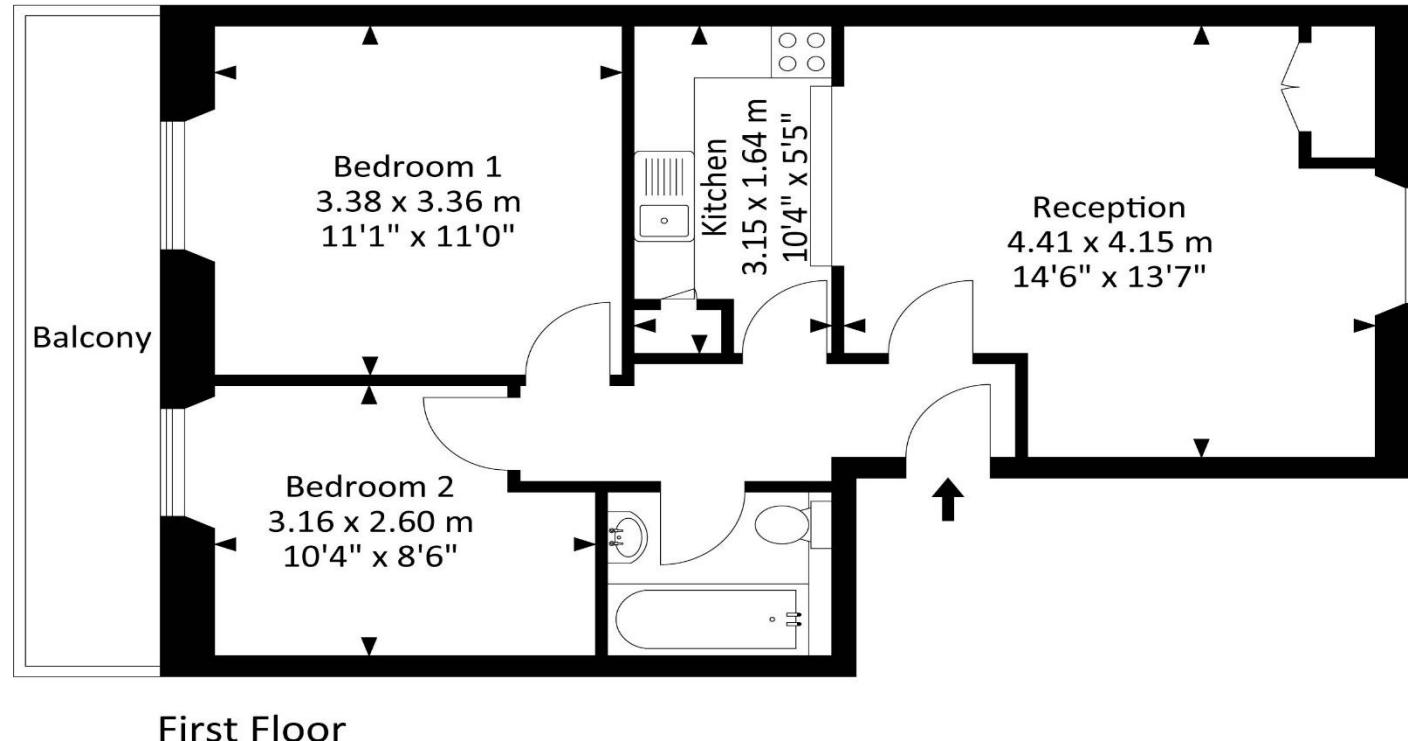
LOCATION

Frederick Place is an address held in high regard. This is owed to the uniquely convenient proximity to a wide selection of local amenities and the breath-taking example of Victorian and Georgian architecture that forms one of the city's most prized and widely admired localities. The variety of shops, boutiques and restaurants in Clifton Village are within half a mile as well as the choice of further amenities on nearby Whiteladies Road and The Triangle just 500-600 yards walking distance. Several bus routes provide easy city centre access. Bristol's City Centre is within one mile travelling distance allowing access to the national motorway network via the M32 and rail links to London Paddington from Temple Meads mainline station. The vast expanse of Clifton's Downs can be accessed at the top of Pembroke Road (a mile and a half away) as can the historic landmark of Isambard Kingdom Brunel's world famous suspension bridge spanning the Avon Gorge. The area is particularly well served for schooling in both state and private sectors, with several within easy walking distance, including Clifton College, Clifton High, BGS, QEHS and Christchurch Primary School.



Frederick Place, Clifton, Bristol BS8 1AS

Approx. Gross Internal Area
563.70 Sq.Ft - 52.40 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

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