



11 Park Place
Cifton
Bristol

FLAT 1, 11 PARK PLACE, CLIFTON, BRISTOL, BS8 3JP

SUMMARY OF ACCOMMODATION

A beautifully presented two bedroom hall floor flat which forms part of this elegant period property.

The flat is presented and finished to a high standard of specification having been updated by the current owner and provides light airy accommodation throughout.

The principle living space enjoys a westerly aspect attracting afternoon and evening sun, and with a beautiful fireplace mantle and surround creating an elegant central point. The room divides into a kitchen area with a modern shaker style kitchen topped with a wooden worksurface finished to incorporate a dining space. The Bedrooms enjoy an open Easterly aspect, which is perfect for capturing the morning sun. The shower room also has been remodelled and updated by the current owners.

OTHER INFORMATION

Tenure – Leasehold, with a remainder of 967 Years

Service Charge - £2,967 per annum, of which £1,599 contributes to a sinking fund.

Local authority - Bristol City Council

Council tax band - C - £2,412.17 for 2026/27

EPC - D (potential B)

Broadband – Ultrafast – Offering uploads of up to 1,000 mbps

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

LOCATION

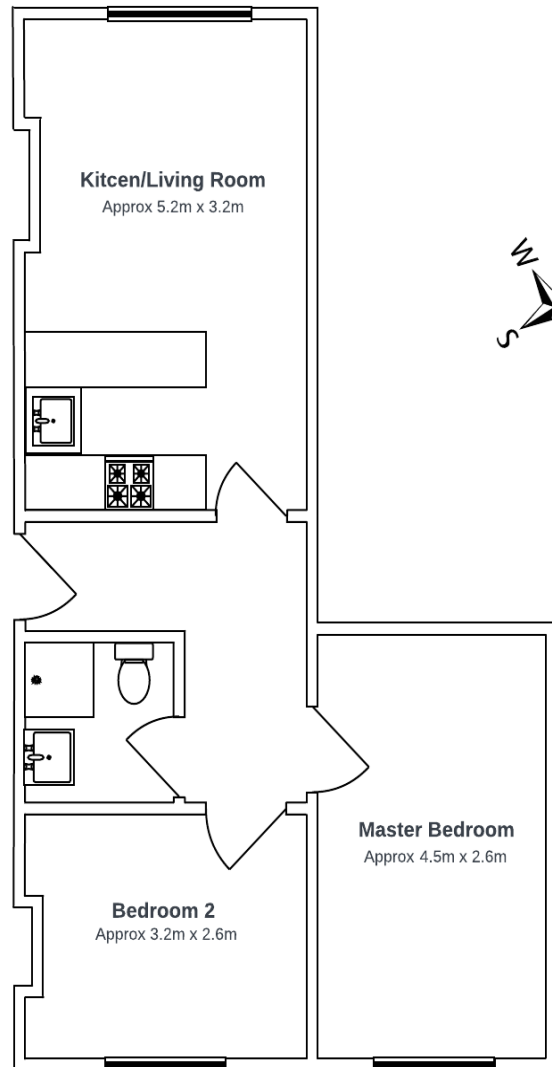
Park Place is a quiet and picturesque Square accessed either via Queens Road at one end or Meridian Place at the other. Queens Road, which has a wide range of shops, restaurants and boutiques is only moments away from the subject property.

Clifton Village and Park Street are both also within easy walking distance of the property. The city centre is located within a mile of the property and which provides easy access to Temple Meads station and the national motorway network.

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 Ashton Court Estate, as well as Durdham Downs. There is a rich history which can be seen throughout the city, in particular Brunel’s Suspension Bridge, the SS Great Britain, Concorde and the Historic Harbourside. The harbourside offers a wealth of restaurants and bars as well as Ashton Gate Stadium, for the more active there is sailing and windsurfing at Baltic Wharf, and even surfing at “The Wave”.

Floorplan: Apartment 1, 11 Park Place, Clifton, Bristol, BS8 1JP.

Area : 44m2 which equates to 473 sqft Source EPC



IMPORTANT NOTE

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