



APARTMENT 4
8 PRINCE'S BUILDINGS
CLIFTON, BRISTOL,
BS8 4LB

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A RARE OPPORTUNITY TO PURCHASE A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM, SECOND FLOOR APARTMENT, IN THE HEART OF CLIFTON VILLAGE OFFERING A LEVEL WALK TO ITS MANY AMENITIES. SET WITHIN A HANDSOME GRADE II* LISTED GEORGIAN TOWN HOUSE THE PROPERTY PROVIDES STUNNING OUTLOOKS OVER THE AVON GORGE, NORTH SOMERSET AND TOWARDS THE WORLD-FAMOUS CLIFTON SUSPENSION BRIDGE. THERE IS A PARTICULARLY STUNNING SITTING ROOM THAT OPENS TO A BEAUTIFULLY APPOINTED KITCHEN/ BREAKFAST ROOM WHICH IS BRIGHT AND LIGHT. THE MASTER BEDROOM BENEFITS FROM AN ATTRACTIVE EN-SUITE SHOWER ROOM. THE SECOND BEDROOM IS A COMFORTABLY PROPORTIONED DOUBLE AND IS SERVED BY A SEPARATE MAIN BATHROOM. THE PROPERTY HAS THE BENEFIT OF COMMUNAL BICYCLE, RUBBISH AND RECYCLING STORAGE AREAS.

OTHER INFORMATION

TENURE: It is understood that the property is leasehold for the remainder of a 999-year lease from 2/10/1984

SERVICE CHARGES: £2,580 per annum

LOCAL AUTHORITY: Bristol City Council - (0117) 922 2000

COUNCIL TAX BAND: Band E and that the charge for 2025/2026 is £3,158.10

MOBILE PHONE COVERAGE: Good outdoor, variable indoor for Vodafone, O2, EE and Three.

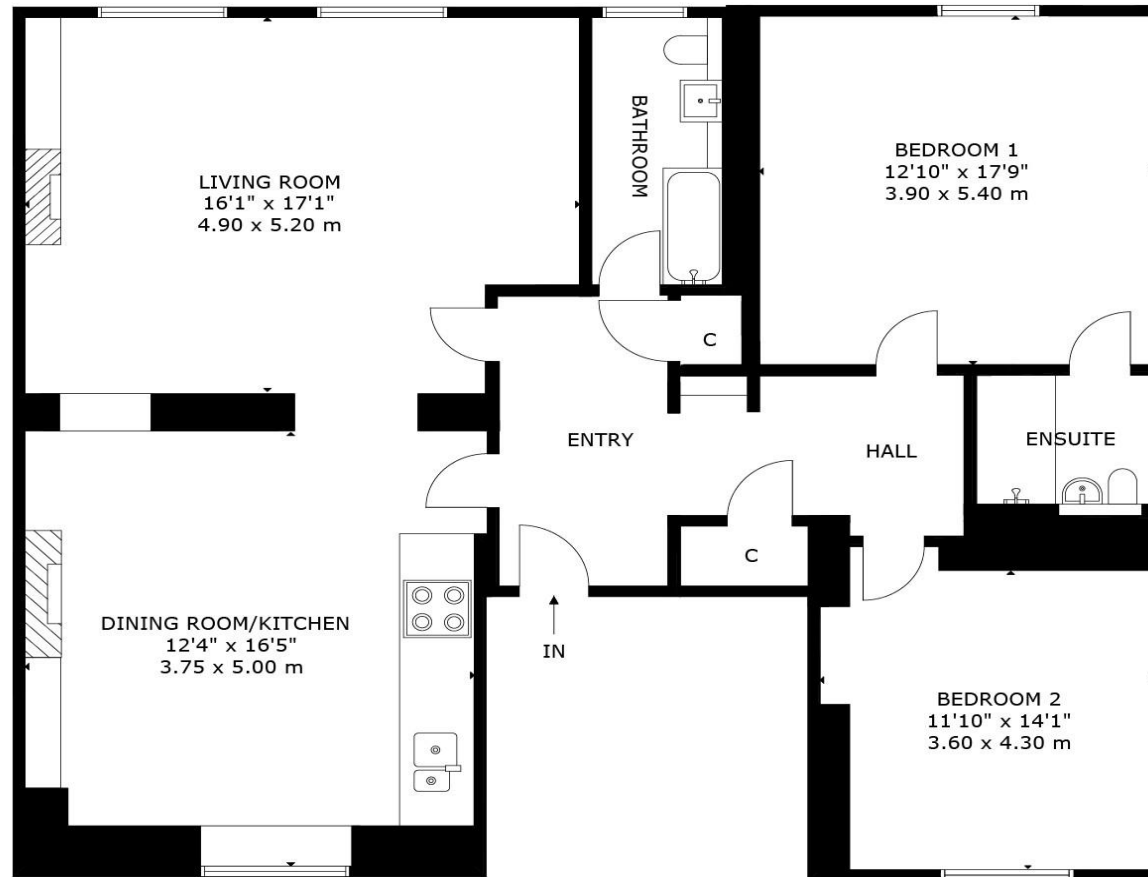
BOADBAND COVERAGE: Ultrafast with up 1,000 Mbps download available.



LOCATION

Princes Buildings is an address held in extremely high regard situated in the very heart of Clifton. Clifton village itself is very attractive with singularly pleasing architecture. The variety of shops, boutiques and restaurants in Clifton village are within very short walking distance of the subject property, as well as the Clifton Lido for an early morning swim. The vast expanse of Clifton's Downs is within walking distance as are the Observatory and the world-famous Clifton Suspension Bridge designed by Isambard Kingdom which spans the Avon Gorge. Clifton is also particularly well served with schools in both state and private sectors, and Bristol University is within one and a half miles. Bristol is very well facilitated with bus routes. Proximity to the city centre allows easy access to the national motorway network via the M32 and rail links to London Paddington from Temple Meads mainline station.





GROUND FLOOR

FLAT 4, 8 PRINCES BUILDINGS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,248 SQ FT / 116 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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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