



23 Caledonia Place, Clifton, Bristol

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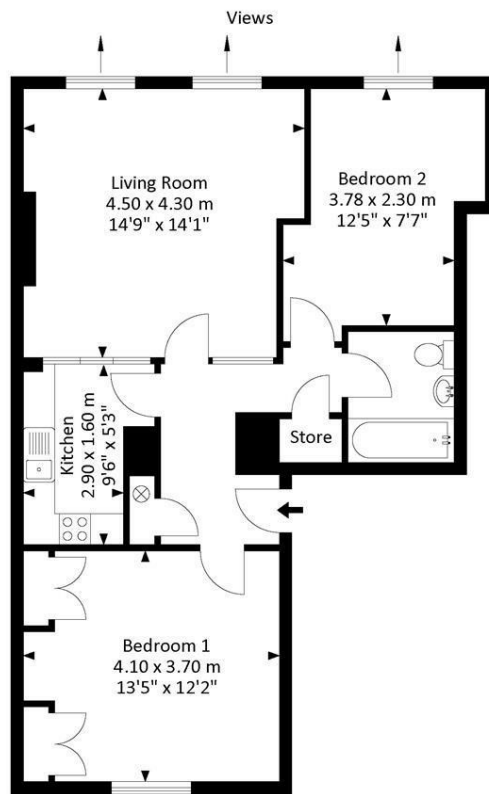
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Overview

A charming two bedroom second floor flat within this handsome Grade II listed townhouse situated in the heart of Clifton Village. The property is located in the middle of Caledonia Place and offers a most pleasing outlook over the well-tended residents' central gardens. Whilst the property would now benefit from some modernisation there are some wonderful original features to draw upon, most notably working shutters to the panelled sash windows and a central fireplace to the living room. This flat has not been on the market since 1975 which in itself stands testament to it serving as a most agreeable home and is now offered for sale with no onward chain.



Approx. Gross internal Area
679.84 Sq.Ft - 63.16 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.
Floor plan produced by Westcountry EPC.

Second Floor





Location

Caledonia place is located in the heart of Bristol's ever popular Clifton Village, with its many shops, boutiques and restaurants being literally on the doorstep. Bristol's City Centre is within only one and a half miles 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 across Christchurch Green as can the historic landmark of Isambard Kingdom Brunel's world famous suspension bridge spanning the Avon Gorge (in itself, a designated area of outstanding natural beauty).

Other Information

TENURE: LEASEHOLD – 999 years from 1977

(With a share of the freehold).

MANAGEMENT COMPANY: 23 Caledonia Place Ltd.

SERVICE CHARGE: £45 per month

(We understand that this includes buildings insurance)

LOCAL AUTHORITY: Bristol City Council

Telephone (0117) 922 2000

COUNCIL TAX BAND: We understand to be Band C

£1,761.88 payable for 2019 to 2020.

VIEWING: By prior appointment with Hydes of Bristol

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.



28 Princess Victoria Street, Bristol, BS8 4BU

Tel: 0117 973 1516

post@hydes.co.uk | www.hydes.co.uk