



**WEST MALL
CLIFTON
BRISTOL**



2ND FLOOR FLAT, 3 WEST MALL, CLIFTON, BRISTOL, BS8 4BH

SUMMARY OF ACCOMMODATION

A beautifully appointed and spacious 2 double bedroom apartment set within this handsome period town house, conveniently located in the heart of Clifton Village, with it's many amenities within a short walk. This charming property offers a spacious entrance hallway, a large open plan living/kitchen/dining space with lovely leafy outlooks over the West Mall and Caledonia Place gardens, a tastefully appointed bathroom, and two well-proportioned double bedrooms.

It should be noted the subject property is being offered for sale without any onward chain.

OTHER INFORMATION

TENURE - LEASEHOLD FOR THE REMAINDER OF 999 YEARS - WITH A SHARE OF THE FREEHOLD

SERVICE CHARGE - £140 PER CALENDAR MONTH

LOCAL AUTHORITY - BRISTOL CITY COUNCIL

COUNCIL TAX BAND - E - CURRENTLY £3,316.72 PA

MOBILE COVERAGE - GOOD INDOOR AND OUTDOOR - VODAFONE, EE, THREE, 02

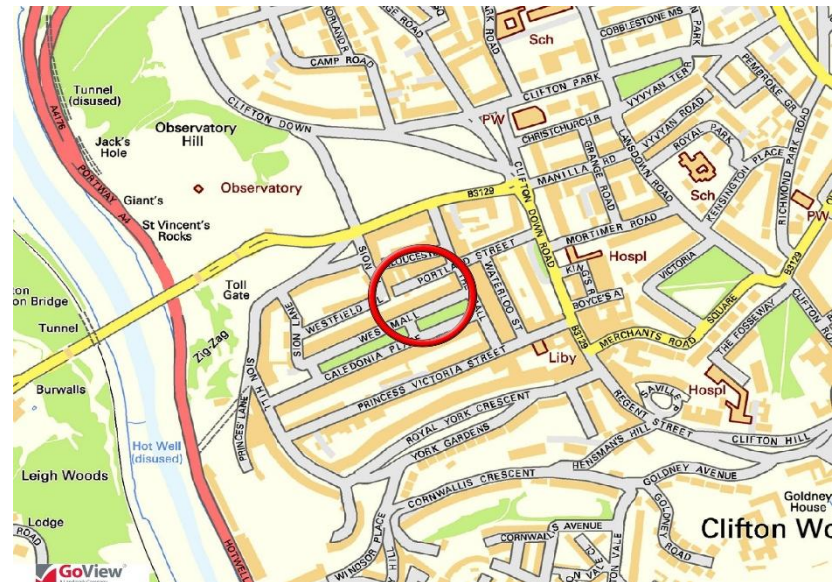
BROADBAND SPEEDS - 1,800 MBPS DOWNLOAD AND 220 MBPS UPLOAD

LISTING - GRADE II* LISTED

CHAIN - NO ONWARD CHAIN

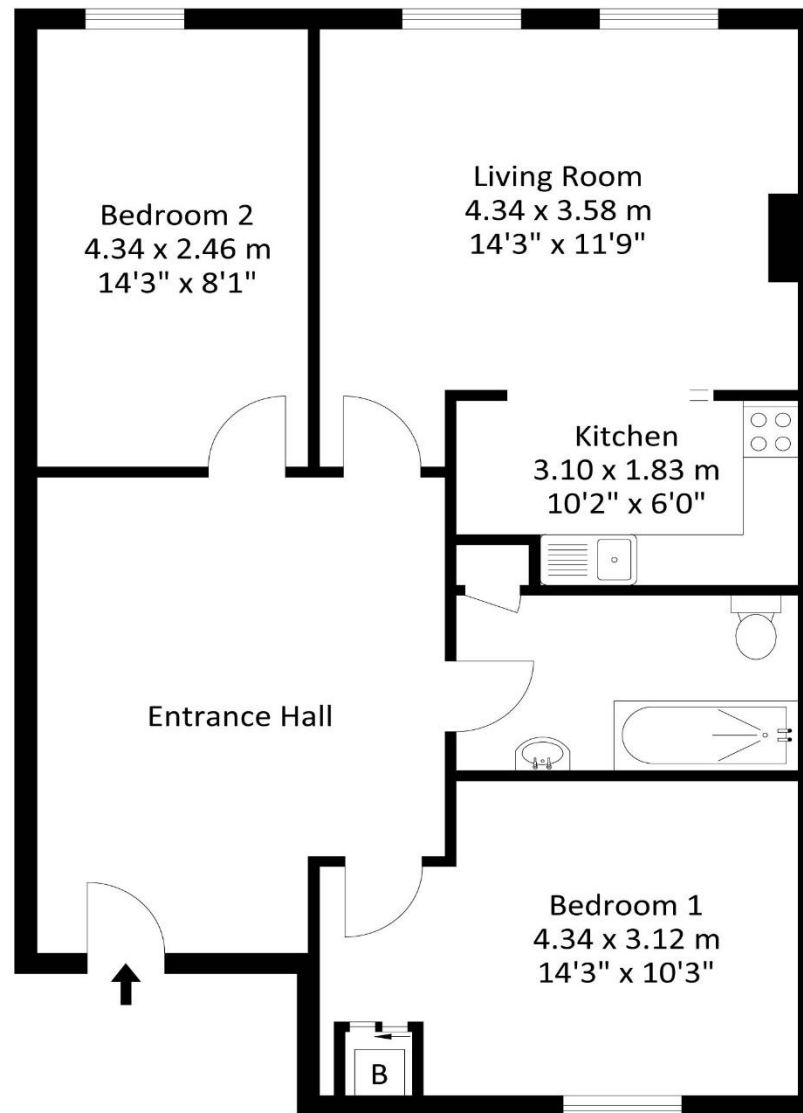
LOCATION

A highly desirable and prestigious address in the very heart of fashionable Clifton Village. Ideally placed, there are a host of amenities quite literally just off the doorstep including local shops, boutiques, bars and restaurants. A good choice of both independent and state schooling, primary and secondary, can also be found within walking distance. Nearby Clifton Down offers 400 acres of parkland and woodland, and borders notable landmarks such as the Avon Gorge, Brunel's Suspension Bridge and the Observatory. Recreational facilities include health and wellness clubs nearby together with golf courses and mountain bike trails just over the bridge in Leigh Woods and the extensive Ashton Court Estate. Clifton is well placed, serving the commercial centre benefiting from good access to the M32, M4 and M5. There are excellent rail services available from Bristol Temple Meads, approximately two miles distant and an extensive schedule of international flights are available from Bristol international Airport.



West Mall, Clifton, Bristol BS8 4BH

Approx. Gross Internal Area
746.15 Sq.Ft - 69.32 Sq.M



Second Floor

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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