



4 Lansdown Place, Bristol, Gloucestershire BS8 3AE

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4 Lansdown Place forms part of a handsome grade II* listed terrace (constructed circa 1835), next to the Victoria Square Gardens, in the heart of Clifton Village and within walking distance of its many amenities. It should be noted that this Hall Floor Apartment has one step into the building but offers entirely level access beyond.

This elegant apartment benefits from many of the original period features of the building, in particular, the Sitting Room occupies the original Drawing Room and, as such, boasts deep skirtings with complementary architrave, picture rails and ceiling mouldings. There is a magnificent fireplace with mantle and surround, as well as wonderful South West facing sash windows with the original working shutters affording views across Victoria Square, and the original stripped wooden floorboards deliver a lovely homely feel. The well-appointed fitted kitchen is open plan to the Sitting Room although there is a definite informal divide so as to create a Kitchen and Dining area. Both of the bedrooms are doubles, and the Master is nicely proportioned with large sash windows with again the original working shutters offering views across the gardens to the rear. The bathroom is tiled to dado height with a white modern suit, and has the benefit of a power shower with a chrome and glass shower screen.



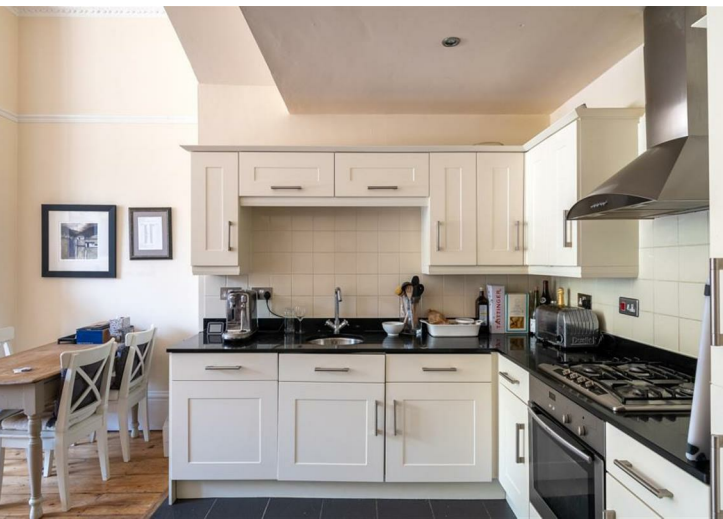
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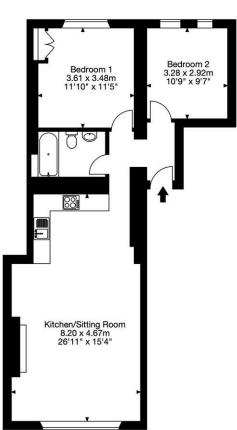
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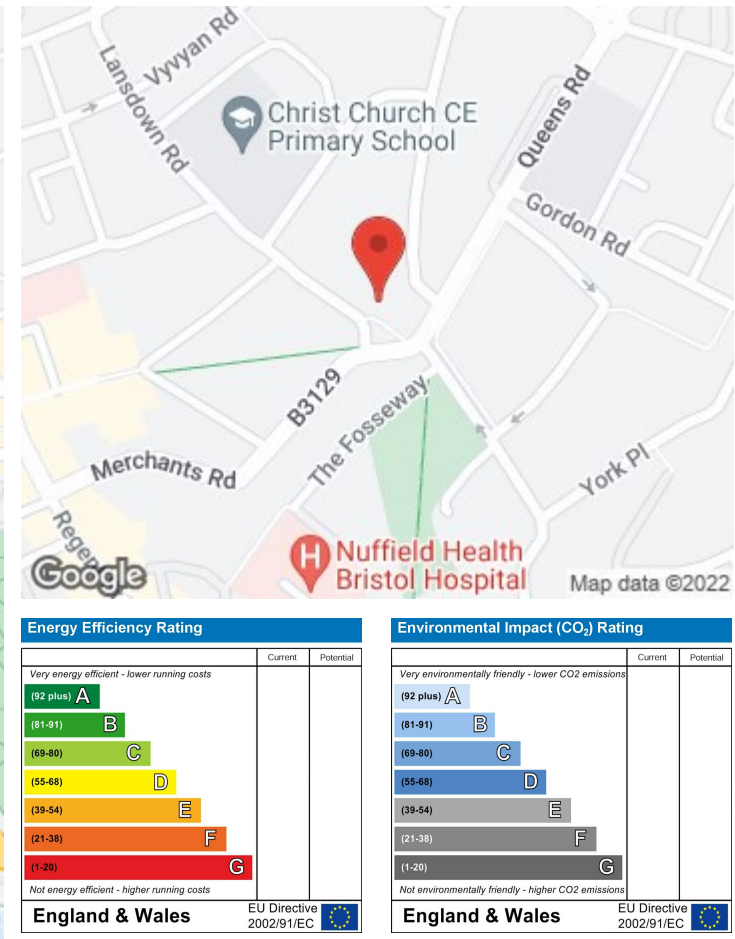
Hall Floor Apt, 4 Lansdown Place,
Clifton,
Bristol BS8 3AE
Approx. Gross Internal Area
777 Sq Ft - 72 Sq M



Ground Floor

Capture.





OTHER INFORMATION

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	