



Harley Court Clifton Down, Bristol, BS8 3JU

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## Harley Court Clifton Down, Bristol, BS8 3JU

OFFERS ARE INVITED BETWEEN £1,400,000 AND £1,600,000.

Arguably Bristol's finest penthouse, this exceptional apartment offers extraordinary views - over the roof tops of Clifton, the city and countryside beyond in all directions. Catching the sun literally from dawn to dusk, the vistas change with the weather and the seasons to provide an outlook that we feel will prove impossible to tire of.

Harley Court was built in 1963 and comprises just fourteen spacious apartments, the Penthouse occupying the entire top (6th) floor. Situated on one of the highest points above sea level in Bristol and in one of the best locations in the heart of Clifton, its position is unmatched. Very fashionable when built, a recent comprehensive refurbishment of the block, which is under excellent management, has maintained its appeal today. Facing onto Christchurch Green it is a short walk across to the fashionable amenities of Clifton Village as well as the world-famous landmark of Isambard Kingdom Brunel's suspension bridge dramatically spanning the Avon Gorge. Whilst very conveniently situated, the Penthouse is extremely peaceful, being set aloft and back from the road.

This exclusive property has only seen the market once before. The current owner has recently undertaken its total renovation to provide a layout which is simple, stylish and versatile. The use of space has been maximised and the abundance of natural light and wonderful views enjoyed by all the rooms utilised to the full.

The living space is South facing and opens generously out onto the roof terrace, which is extensive, well planted and offers an unusual degree of privacy as well as capturing the sun all day. The open-plan kitchen is comprehensive and well equipped, with additional separate pantry and utility rooms. There is a generous study which could be described as inspiring, having dual aspect windows with dramatic views to the East. The master bedroom has a sumptuous en-suite bathroom and shower, all of which enjoy the astonishing Westerly views. Whilst the current arrangement provides three further bedrooms, two of these have been designed to be easily adapted to form a large second reception space if preferred. There is a wealth of both practical and stylish features including extensive built-in furniture, maple wood flooring and underfloor heating throughout.

Additionally, the Penthouse has a four-car private garage located within the building and use of a separate plant room on the roof for heating equipment. The garage is currently sub-divided to provide a large clean storage room with easy access.

In summary, we believe this incredibly special Clifton apartment is unrivalled and presents a refreshingly easy lifestyle for those seeking something that is a cut above the rest. It should also be noted that this sale involves no onward chain. The apartment can therefore be available for immediate occupation.



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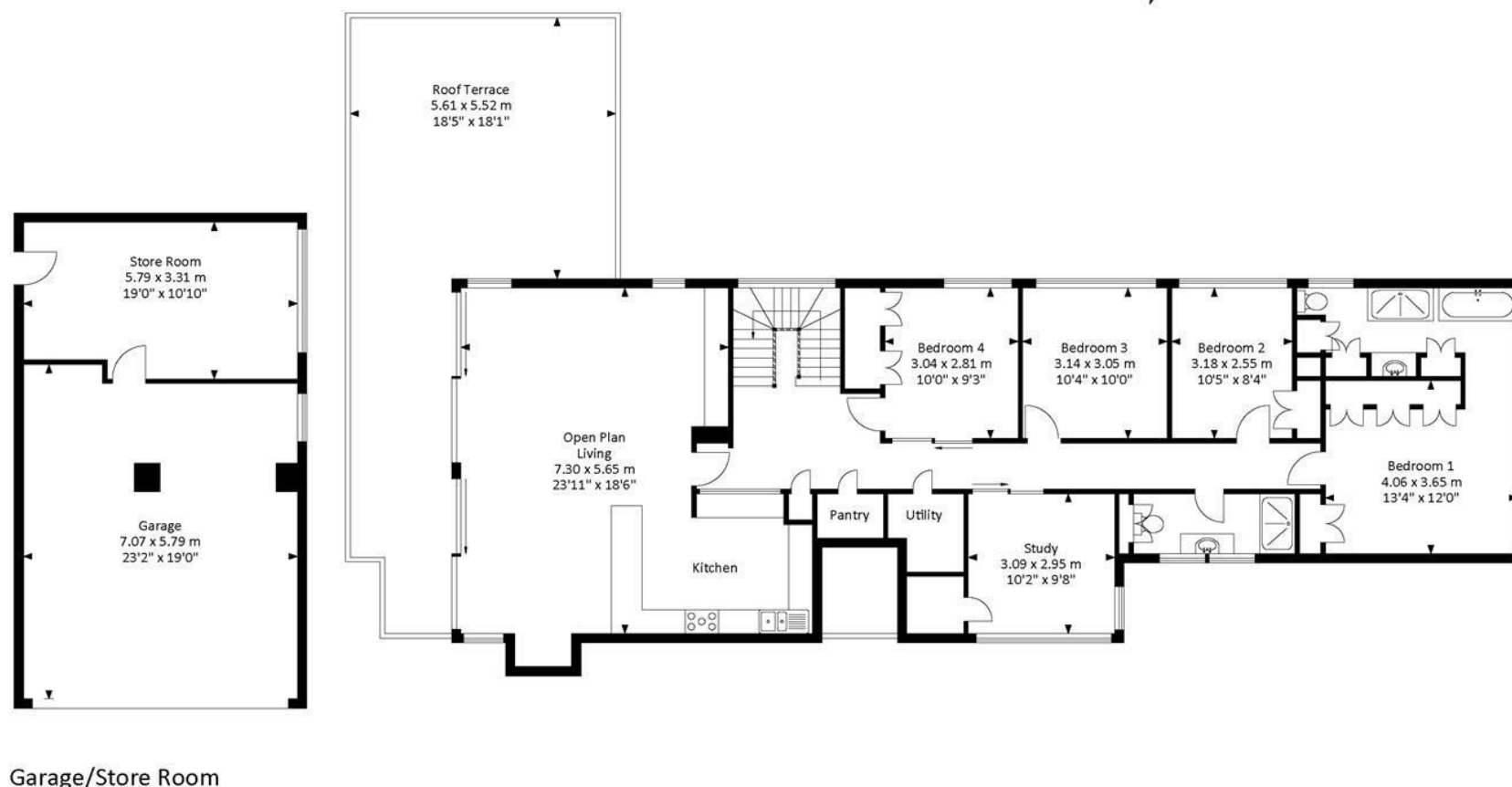
# Floor plan



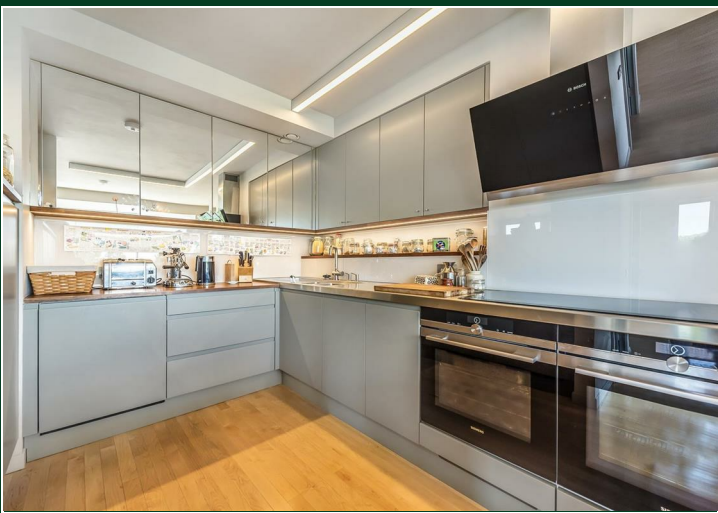
Approx. Gross internal Area  
1565.50 Sq.Ft - 145.40 Sq.M

Garage/Store Room  
627.60 Sq.Ft - 58.30 Sq.M

Total Area  
2193.10 Sq.Ft - 203.70 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.







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	58	77
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	49	74
EU Directive 2002/91/EC		

## OTHER INFORMATION

**TENURE:** It is understood that the property is leasehold with 946 years remaining unexpired and includes a share of the freehold via the residents' management company.

**SERVICE CHARGES:** It is understood that the current service charge is £5,683.06 per annum representing a 2/15th share. A professional managing agent oversees the upkeep and maintenance of the communal parts of the building. This charge includes buildings insurance and water rates. A ground rent of £35 per annum is also applicable.

**LOCAL AUTHORITY:** Bristol City Council - (0117) 922 2000 - [www.bristol.gov.uk](http://www.bristol.gov.uk)

**COUNCIL TAX:** We understand the property to be in Band E, for which the charge in 2019/2020 is £2,422.58 pa.

**VIEWING:** Strictly by prior arrangement through Hydes of Bristol.



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## IMPORTANT NOTE

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