



Trinmore Clifton Down, Bristol, BS8 3HT

Guide price £995,000

A beautifully appointed and particularly large (c. 2000 sq ft) three bedroom hall floor apartment set within this magnificent grade II listed Victorian townhouse, close to the many amenities of Clifton Village and the Durham Downs and with the benefit of off street parking for one car.

The accommodation has been painstakingly and comprehensively refurbished to provide a tasteful finish throughout. Undoubtedly one of the main highlights, amongst others, is the enormously spacious living/dining room overlooking the front patio garden, which provides proportions rarely found within flats in Clifton. It has attractive parquet flooring throughout, working shutters, some particularly intricate cornicing and an attractive fire surround which houses a recently installed fuel burning stove.

Some of the many other benefits include a beautifully appointed, fully fitted kitchen with under floor heating, a large master bedroom with a dressing area housing plenty of built in wardrobe space and a beautifully appointed ensuite shower room. Bedroom two is also a sizeable double bedroom with fitted wardrobes and working shutters to an attractive bay window over looking the rear garden. The main bathroom is very tastefully appointed and houses a large double shower, bath, WC and wash hand basin. There is also a third double bedroom and a well proportioned study room which has a loft storage area above it and further storage can be found in a large cupboard underneath the communal stairwell. Further to this there is a utility cupboard and a wood store accessed off the main communal hallway which belongs to the apartment.

Outside the property provides a well proportioned patio garden to the front of the flat, which enjoys a sunny southerly aspect and the aforementioned parking for one car.

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-  2



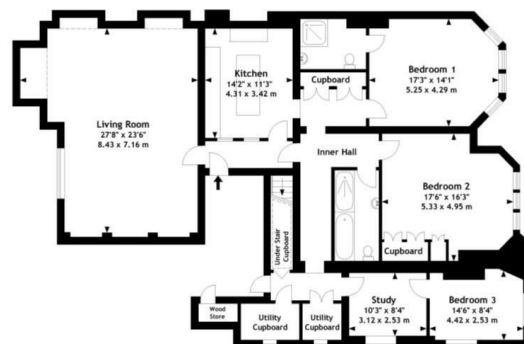
Location

Clifton Down is a road which contains some of Clifton's most impressive architecture. The subject property is within 0.25 mile of Clifton Village which provides a wide range of shops, restaurants and boutiques. Bristol City centre is within 1.5 miles of the property which allows easy access to the motorway and national rail network. The property is well served for schooling; Clifton College, Clifton High School and Christchurch Primary School are all within 0.5 mile. Clifton Down is situated opposite Bristol's famous Durdham Downs which provide circa 400 acres of recreational space.

Other Information

Viewing - Strictly by prior appointment with Hydes of Bristol
Tenure - The remainder of a 999 year lease
Local Authority - Bristol City Council
Council Tax Band - We understand to be band 'F'
Services - We understand to be all mains services
Management fees - £220 Per calendar month.

Hall Floor Flat, Trinmore
Approx. Area 2077.00 Sq. Ft - 192.50 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		EU Directive 2002/91/EC	



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