



4 NORTHCOTE HOUSE  
CLIFTON PARK  
CLIFTON



# 4 NORTHCOTE HOUSE, CLIFTON PARK, CLIFTON, BRISTOL, BS8 3BN.

**SITUATED ON THE FIRST FLOOR OF THIS BEAUTIFUL GRADE II LISTED BATH STONE TOWNHOUSE, APARTMENT FOUR RETAINS SOME LOVELY PERIOD FEATURES. OF PARTICULAR NOTE ARE THE LARGE ARCHED SASH WINDOWS THAT ALLOW NATURAL LIGHT TO FILL THE NICELY PROPORTIONED ROOMS. THE SITTING ROOM OFFERS ACCESS TO A PRIVATE BALCONY, AND THE TWO BEDROOMS ARE COMFORTABLE DOUBLES. THE KITCHEN AND BATHROOM ARE BOTH WELL APPOINTED WITH MODERN FITTINGS. OUTSIDE THE PROPERTY BENEFITS FROM THE AFOREMENTIONED PRIVATE BALCONY, WHICH CATCHES THE EVENING SUN, AND ALLOCATED OFF STREET PARKING FOR ONE VEHICLE. THIS FABULOUS APARTMENT IS OFFERED FOR SALE WITH NO ONWARD CHAIN.**

## SUMMARY OF ACCOMMODATION

Located within easy walking distance of Clifton Village, this beautiful period apartment is situated on the first floor of this imposing bath stone fronted Grade II listed Victorian townhouse on one of Clifton's most desirable roads.

The property is presented well, and benefits from some lovely period features. The room proportions are comfortable with high ceilings, and the principle rooms enjoy lots of natural light that fills the property through the beautiful large arched sash widows. All of the rooms are accessed via a hallway, which benefits from a vestibule area which is useful for coats. The sitting room has a beautiful cast iron fireplace with an attractive marble surround and mantle piece forming a centre point. The middle arched sash window is full height and allows access to the private balcony that enjoys the evening sun.

The two bedrooms are both doubles, and the bathroom is a good size and has a simple white suite with partial wall tiling. The kitchen benefits from a modern fitted kitchen and has a pair of opening skylight windows.

Outside there is a formal bin store, and the property benefits from an allocated private parking space for one vehicle.

## OTHER INFORMATION

**Viewing** - Strictly by prior appointment with Hydes of Bristol – 0117 973 1516

**Tenure** – Leasehold with a Share of Freehold

**Service Charge** – We understand the service charge to be £175 per month.

**Local Authority** - Bristol City Council

**Council Tax Band** - We understand to be band 'C' (£2,084.65 for 2023/2024)

**Services** - We understand all mains services to be to be connected.

**Broadband** – Ultrafast available up to 1000Mbps download, 220Mbps upload.

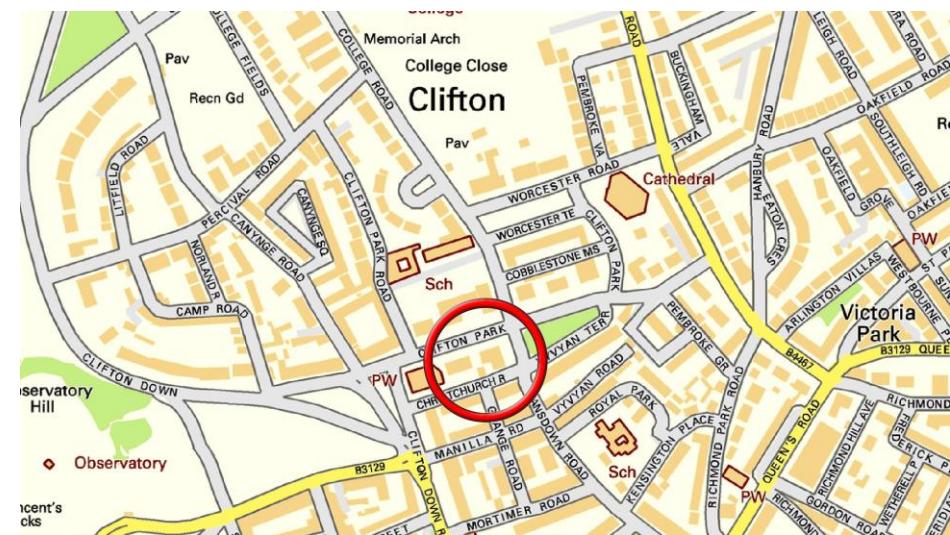
**Mobile Phone** – There coverage for voice and data for EE, 02, Vodafone and Three

## LOCATION

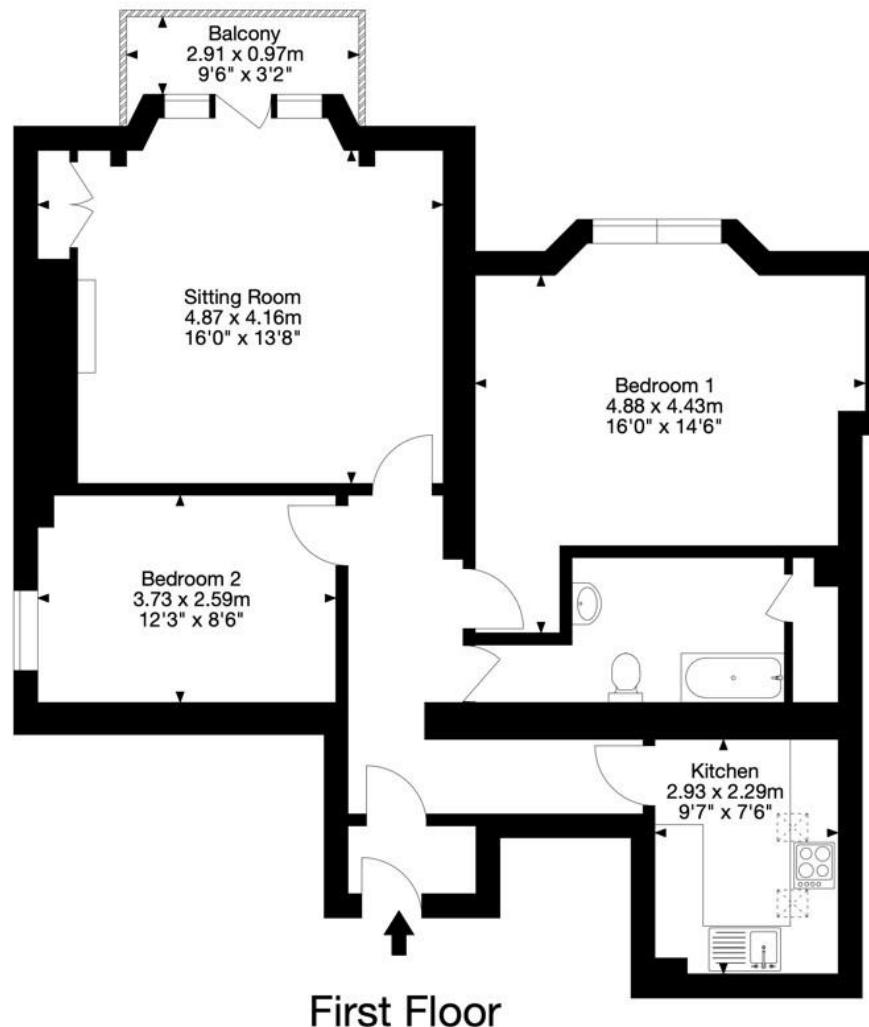
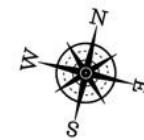
This particularly convenient position offers easy access to the Downs and Clifton Village with its wide variety of boutiques, shops, restaurants and cafés. It is well positioned for Clifton College, Clifton High School and Bristol University.

Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as Durdham Downs and The Ashton Court Estate, which is across the famous Suspension Bridge and includes mountain bike trails and bridle paths. There are golf courses close by and sailing and windsurfing at Baltic Wharf, and even surfing at "The Wave."

For the commuter, there is good road access to the commercial centre, and indeed the motorway networks M5 and M4. Bristol Temple Meads train station provides an extensive service to many cities nationwide, and the city's international airport flies connects to many European Cities.

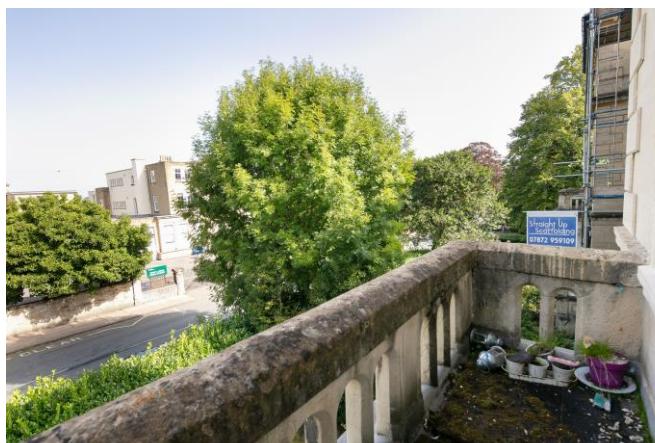


Flat 4, Northcote House, Clifton Park Road BS8 3BN  
Gross Internal Area (Approx.)  
78 sq m / 839 sq ft



**IMPORTANT NOTE**

Hydes of Bristol LLP 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 LLP 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 LLP 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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