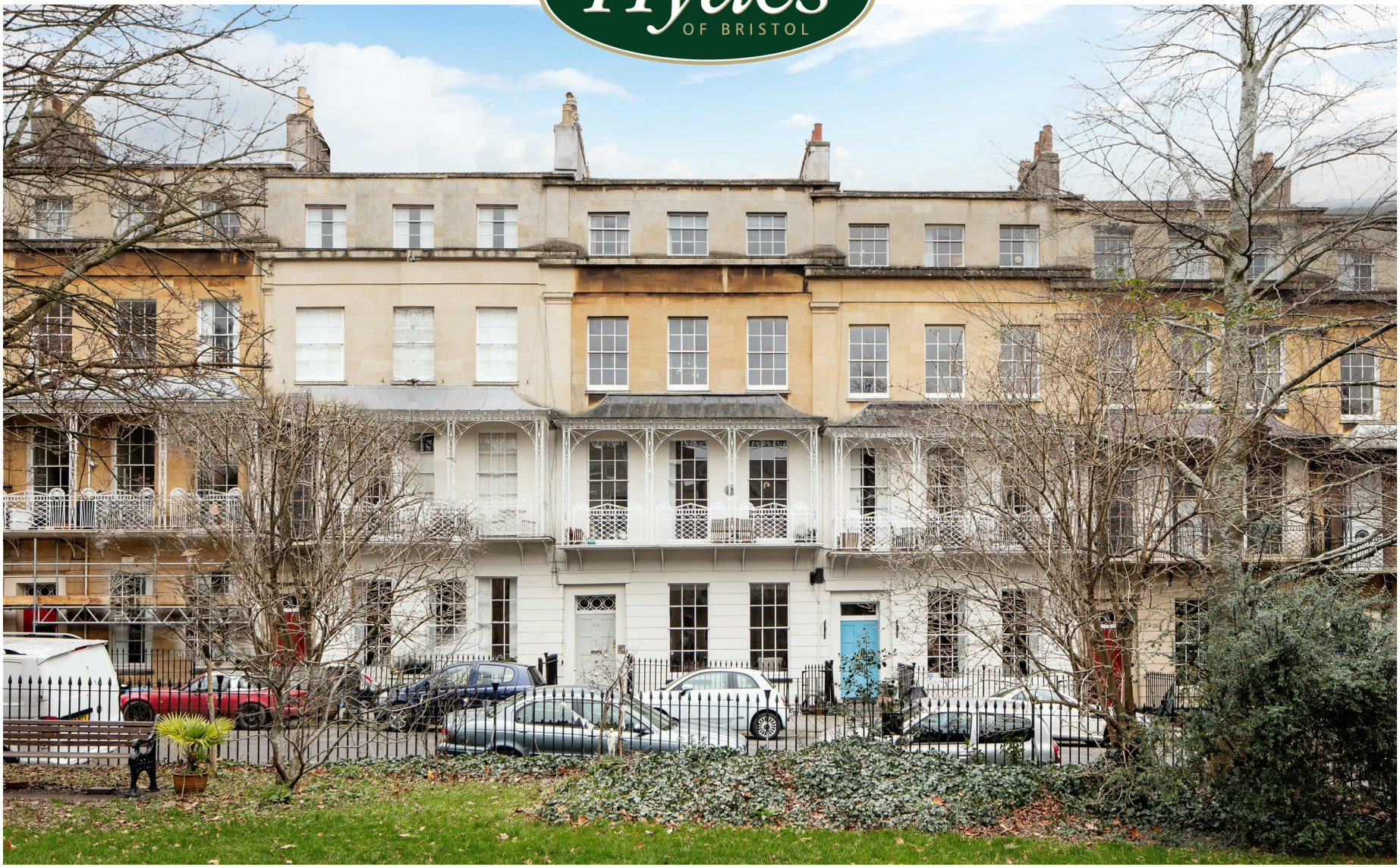
Hydes
OF BRISTOL



23 Caledonia Place, Bristol, BS8 4DL

www.hydes.co.uk

23 Caledonia Place, Bristol, BS8 4DL

OIB £465,000- £495,000

An elegant and well laid out two double bedroom courtyard apartment, set in a convenient and quiet location in the heart of Clifton Village. The property has its own private entrance and offers spacious, light and airy accommodation whilst retaining a number of attractive period features including original sash windows with
working shutters. There is a large, welcoming, entrance hallway with attractive flooring. A generously proportioned master bedroom with ample built-in wardrobe space looks into the entrance courtyard. A tiled well-proportioned bathroom offers under floor heating, a large walk-in shower as well as a claw foot bath, dual wash hand basins and WC. Further to this, the kitchen houses a comprehensive range of modern base and wall units. The generously proportioned reception room looks into the courtyard garden and is particularly light, with an appealing feature fireplace as well as attractive timber floor throughout. To the rear of the property the second bedroom offers a spacious double room overlooking the courtyard garden. A cupboard to one end houses the boiler. It should be noted that there was planning permission (now lapsed) and listed building consent, in place to add an ensuite to the second bedroom from the area of vaulted storage accessed off the rear courtyard garden (see floorplan), which this property enjoys exclusive use of.

Externally, the courtyard garden has been attractively decked and offers a calm, tranquil, spot, enjoying a southerly facing aspect. To the rear of the courtyard are two doors providing access to vaults (as shown on the floor plan) which this property has the exclusive use of. One of these had the aforementioned planning permission

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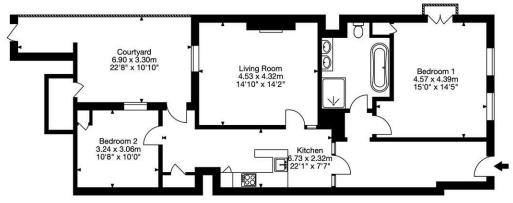
Courtyard Apartment,
23 Caledonia Place,
Clifton, Bristol BS8 4DL

Approx. Gross Internal Area
968 Sq Ft - 90 Sq M



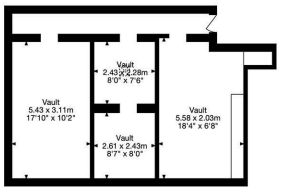
Lower Ground Floor

Capture Property Marketing 2021. Drawn to RICS guidelines.
All Measurements are approximate and should not be relied on as a statement of fact.
Plan is for illustration purposes only. Not drawn to scale.

Capture.

Vaults, Courtyard Apartment,
23 Caledonia Place,
Clifton, Bristol BS8 4DL

Approx. Gross Internal Area
624 Sq Ft - 58 Sq M



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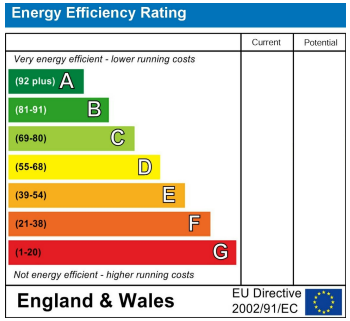

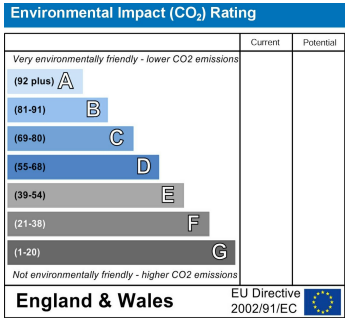

OTHER INFORMATION

Hydes OF BRISTOL

28 Princess Victoria Street, Bristol, BS8 4BU
Tel: 0117 973 1516
post@hydes.co.uk | www.hydes.co.uk

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