



ALMA COURT  
CLIFTON  
BRISTOL

# 30 ALMA COURT, ALMA VALE ROAD, CLIFTON, BRISTOL, BS8 2HH

## SUMMARY OF ACCOMMODATION

A delightful, top floor, two double bedroom apartment offering a “Turnkey opportunity” as it has been completely refurbished by the current owner. Enjoying lift access, and far reaching views, this spacious apartment is ideally situated to enjoy all that Clifton and Whiteladies Road has to offer. The property also boasts a single garage and allocated private parking.

The apartment is bright and light, and enjoys generous accommodation throughout. In particular the reception hall offers extra space that lends itself to be either a dining or study area. Both bedrooms are good sized doubles, and the well appointed kitchen and bathrooms are presented superbly. The boiler is brand new, and the communal areas withing the building itself are very clean and tidy.

Outside there are generous communal gardens, and the property benefits from a single garage with an up and over door, as well as a private allocated parking space.

## OTHER INFORMATION

**Tenure** – Leasehold for the remainder of 953 Years.

**Ground Rent** - £25 per Annum.

**Service charge** - £200 per calendar month

**Council tax band** - C - Currently £2,412.17 per annum for 2026/27

**Local authority** - Bristol City Council

**Services** - All mains services

**Mobile coverage** - Good indoor and out door - Vodafone, EE, Three and 02.

**Broadband speeds** - 1,800 mbps download and 220 mbps upload

**Viewings** – Strictly by prior arrangement with sole agents Hydes of Bristol

**EPC** – C 76 with the potential of C 76

## LOCATION

A highly desirable address close to the fashionable Whiteladies Road area. Ideally placed, there are a host of amenities in proximity and these include boutiques, bars and restaurants as well as state and independent schooling, primary and secondary.

Recreational facilities include health and wellness clubs nearby, golf courses and mountain bike trails in Leigh Woods and the Ashton Court Estate. The green expanse of Clifton and Durdham Downs offers 400 acres of parkland and woodland, and borders notable landmarks such as the Avon Gorge, Brunel’s Suspension Bridge and the Observatory. Clifton is well placed, serving the commercial centre and provides good access to the M32, M4 and M5. There are rail services available from Clifton Down Railway Station offers access to the main rail network.

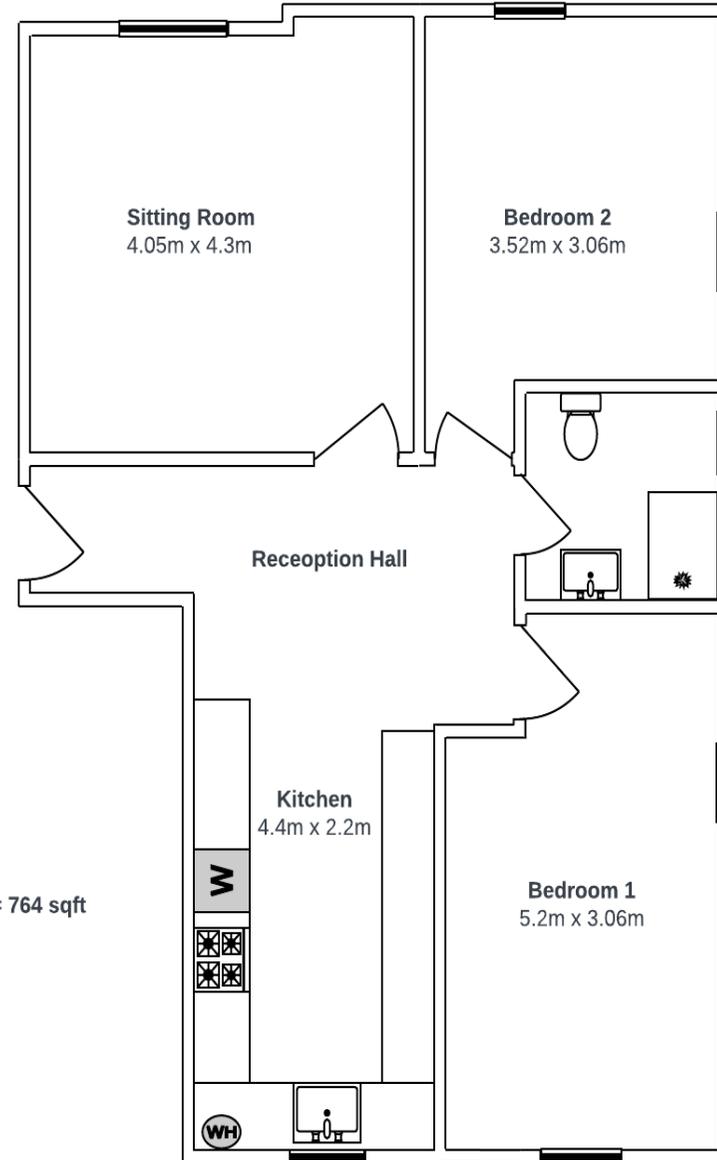




**Floorplan: Apartment 30, Alma Court, Clifton, Bristol, BS8 2HH.**

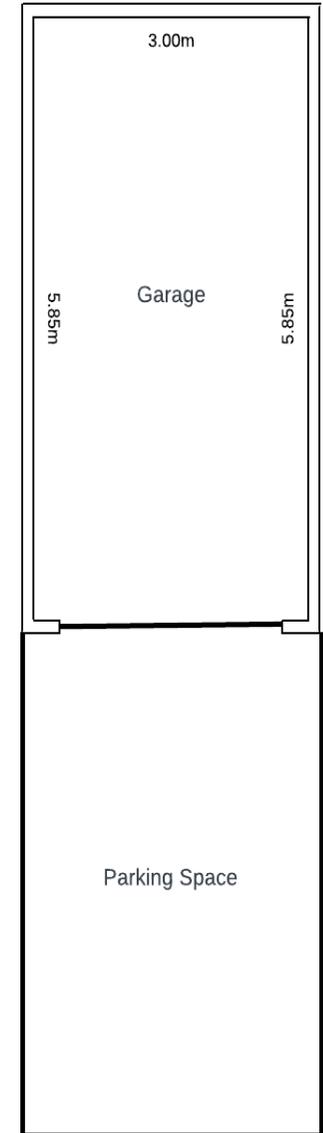
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**Total Area : 71m<sup>2</sup> = 764 sqft**  
**Source : EPC**

Fitfth Floor



Ground Floor



  
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