



7 Princes Buildings, Bristol, BS8 4LB

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OFFERS ARE INVITED BETWEEN £425,000 & £475,000. A two bedroom top floor apartment spanning the full width of this grand, Grade II Listed house within an iconic Clifton Terrace. The apartment requires complete modernisation and refurbishment and will therefore suit an incoming purchaser that seeks a gratifying project. This incredibly spacious flat forms part of Princes Buildings, a famous landmark Clifton terrace that is dramatically located on the very edge of the Avon Gorge. The property enjoys some stunning views and outlooks over the rooftops of Clifton to the east and, at the rear, out of the city over the river Avon to the south and west. These really must be seen to be fully appreciated.

Other notable features include a 6.7 x 5.1m living room, large, eat in kitchen and a master bedroom with an en-suite shower room. In our opinion, given the sheer space provided, this flat could perhaps be reconfigured to allow additional bedroom accommodation if so desired (subject to any necessary surveys and consents). Lastly, please note that this property is being offered for sale without any onward chain.



2



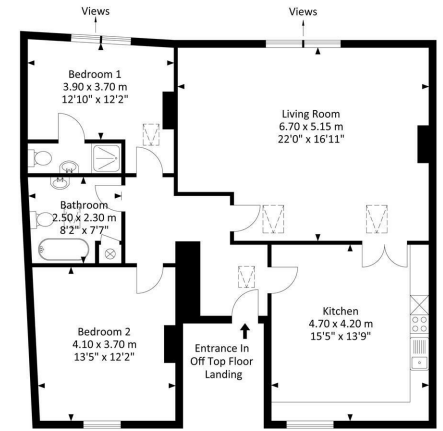
1



2



Approx. Gross Internal Area
1068.42 Sq.Ft - 99.26 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.

Top Floor





OTHER INFORMATION



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IMPORTANT NOTE

Hydes Of Bristol 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 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 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.