



Bellevue Crescent
Cliftonwood
Bristol

THE TOP FLOOR FLAT, 56 BELLEVUE CRESCENT, CLIFTONWOOD, BRISTOL, BS8 4TF

SUMMARY OF ACCOMMODATION

A delightful, bright and light apartment that has been completely refurbished by the current owner, with a style that embraces Cliftonwood's creative atmosphere. As such, this stylish two bedroom apartment, with open plan kitchen/dining/living space offers a true "turnkey" opportunity for any discerning purchaser looking to enjoy the vibrant community that Cliftonwood has to offer.

This Two bedroomed apartment occupies the top floor of a Victorian terraced house, and occupies an elevated position that enjoys views across the floating harbour. As previously mentioned the property has been meticulously refurbished by the current owner, combining the best of contemporary fixtures and fittings with the charm of period features allowing for a convenient modern living in a space that enjoys comfortable proportions.



USEFUL INFORMATION

Tenure – Leasehold, with Share of Freehold

Service Charge - £1,200 per annum

Local authority – Bristol City Council

Council tax band – A (£1,563.49 for 2025/2026)

Services - All mains services

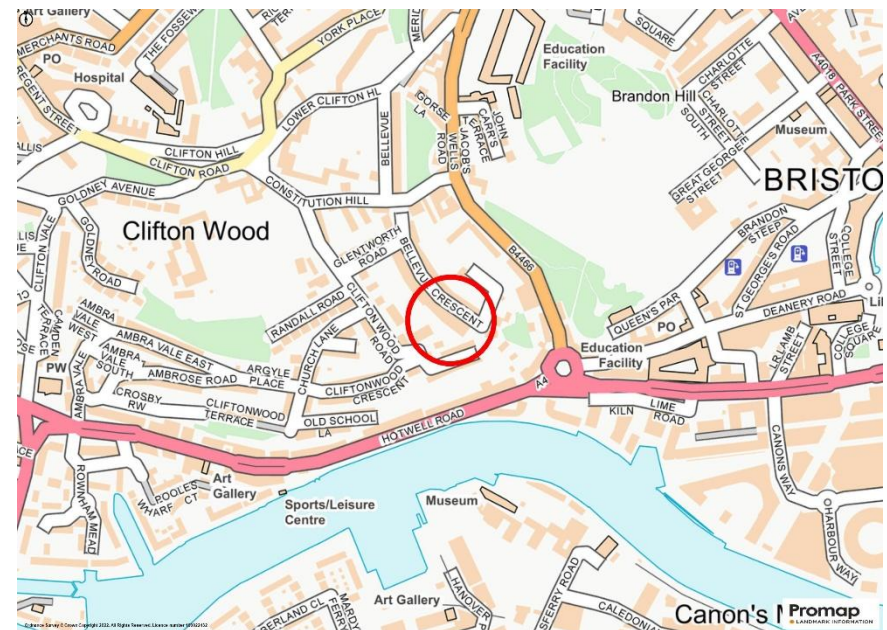
EPC Rating- D (57) with the potential of C (69)

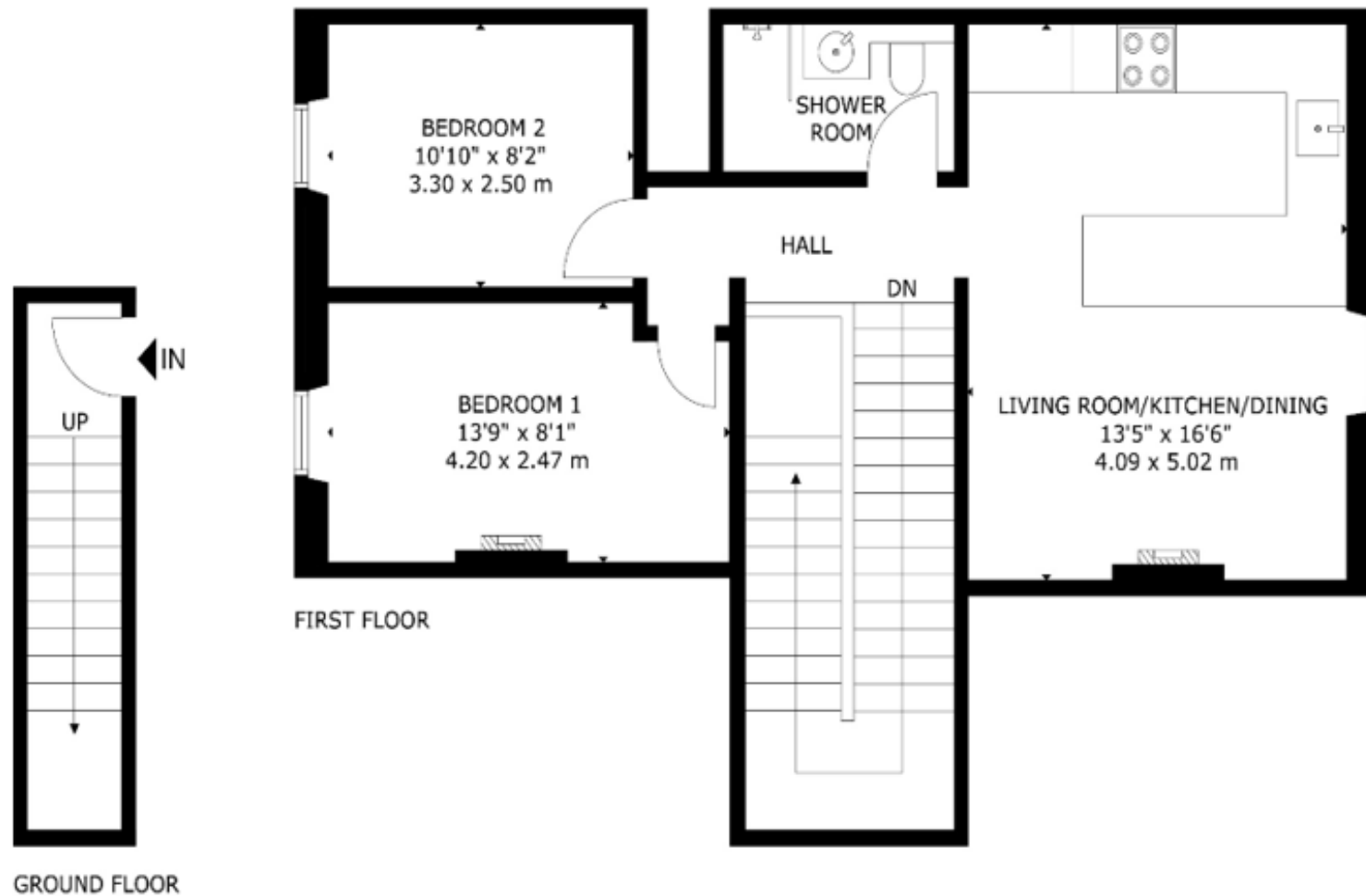
Broadband – Ultrafast up to 1800 Mbps

Mobile Phone Coverage – Good indoor for EE, 02, Vodafone and Three.

LOCATION

Cliftonwood Crescent is a location held in particularly high regard offering superb links to the Bristol's vibrant waterfront, and Clifton Village which is a short walk away and offers an eclectic mix of bars, restaurants, bistros, and retail outlets. Within Cliftonwood there is a public house that is extremely popular with the local community, The Lion. For further variety the Waterfront includes walkways and ferries to the centre with a further array of restaurants and bars. Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces most notably Durdham Downs, with 400 acres of parkland, the neighbouring Ashton Court Estate across the famous Suspension Bridge, includes mountain bike trails and bridle paths. For those seeking more energetic pastimes, there are golf courses close by and sailing and windsurfing at Baltic Wharf. For the commuter the A4 has a direct link 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 destinations.





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 529 SQ FT / 49 SQ M

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