



3 Rodney Place, Bristol, BS8 4HY

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A most impressive garden flat forming the entire ground floor of this handsome Grade II Listed Georgian house that is situated in an enviable location, in the very heart of Clifton Village.

The property provides some 1644 square feet (153 square meters) of internal space and offers the rare benefit of a both a beautifully landscaped, communal garden to the rear and the extremely rare commodity of an allocated car parking space.

The principal rooms within the property are of impressive, grand proportions with airy ceiling heights and some wonderful features including large sash windows (with working shutters) and ornate fireplaces. This fabulous hall floor flat will benefit from a program of modernisation having served as a very happy family home for the previous occupants for many years. Other notable benefits include the use of a communal, residents first floor garden room (that also allows access to the garden beneath) and great versatility as the flat is currently configured for this that might wish to work from home. There is also a share of the freehold and it should be noted that the property is being sold with no onward chain.





## OTHER INFORMATION



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## IMPORTANT NOTE

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