



THE BALCONY APARTMENT
3 SAVILLE PLACE
CLIFTON

FLAT 4, 3 SAVILLE PLACE, CLIFTON, BRISTOL, BS8 4EJ

A beautiful one bedroom balcony apartment set within one of Cliftons most exclusive and desirable Georgian Terraces. The accommodation reflects the original grandness of the building, creating the most wonderfully proportioned living room affording access to a full width balcony with far reaching views to the South West across Communal Gardens, Clifton and beyond.

SUMMARY OF ACCOMMODATION

3 Saville Place is a mid terrace Georgian townhouse that has been sympathetically converted into 5 beautiful apartments. The Balcony Apartment is on the first floor and as such enjoys far reaching views across Clifton and beyond.

The large sash windows give access to the charming full width balcony with attractive ironwork and canope, and allow natural light to cascade into the principle living room, creating a light and bright environment. Although open plan, the living room divides informally as the well appointed modern fitted kitchen occupies one corner of the room offering plentiful space for dining and sitting areas, which enjoy the light flooding through the beautiful sash windows..

The bedroom is a comfortable double with pleasant views to the rear through the original sash window with working shutters. The bathroom is fully tiled and comprised of a contemporary white suite with a recessed wash basin, floating WC with integrated cistern, and a stylish walk in double shower cubical with large rose and glass and chrome finished shower screen.

The discerning buyer of this lovely apartment will also have the benefit of an outside terrace at first floor mezzanine level, as well as the beautiful communal gardens to the front of this charming terrace.

OTHER INFORMATION

Viewing - Strictly by prior appointment with Hydes of Bristol - 01179731516

Tenure - Leasehold – We understand to be the remainder of 999 years

Service Charge - £79 Per calendar month. This should be checked by your legal adviser

Reserve Contribution Charge - £172 per month

Local Authority - Bristol City Council

Council Tax Band - We understand to be band 'C' (£1,982.55 in 2022/2023)

Services - We understand all mains services to be to be connected.

LOCATION

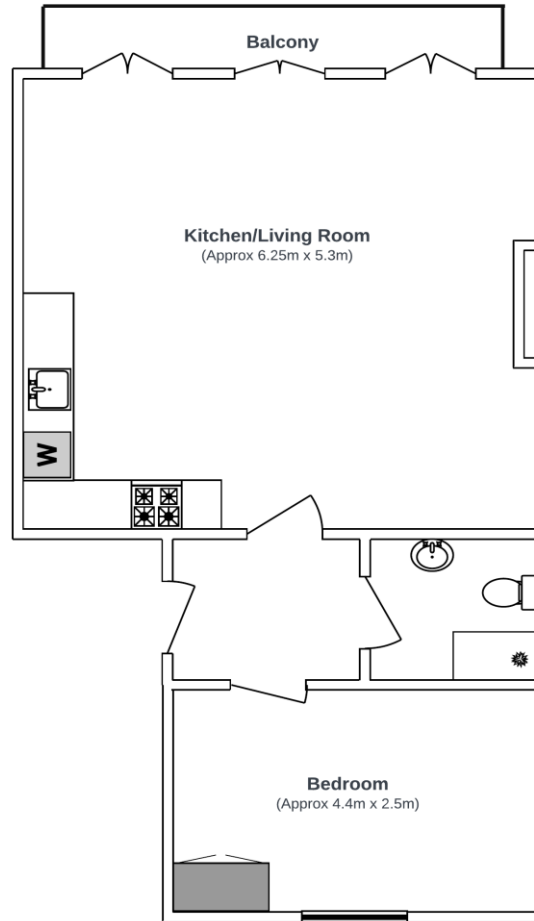
Saville Place is in the heart of the vibrant Clifton Village, with its wide range of boutiques, cafés, bars, and restaurants, is merely a short walk to Christchurch Green, and Durdham Downs with 400 acres of Parkland is approximately a quarter of a mile away.

Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as the afore mentioned Durdham Downs. There is also the Ashton Court Estate, across Brunel's famous Clifton Suspension Bridge which 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, and even surfing at "The Wave."

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 Cities.



Floor Plan : The Balcony Flat, 3 Saville PLace
Floor Area : 49m2 : 527 sqft Approx



IMPORTANT NOTE

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

