





- **3D VIRTUAL TOUR**
- **Two DOUBLE Bedrooms**
- **Naturally Light Sitting Room**
- **ROOF TERRACE!**
- **Amazing City Views**
- **Victorian Terrace Maisonette**
- **Modern Kitchen/Diner**
- **Upstairs Bathroom**
- **Short Walk to Arnos Vale Cemetery**
- **Energy Rating - TBC**

**VIEWS OVER BRISTOL CITY!!** An attractive Victorian Terrace Maisonette located on a popular street in desirable Upper Totterdown, only a short walk away from Arnos Vale Cemetery. This property has been well maintained by the current owners and comprises an entrance vestibule, a welcoming hallway, a bay fronted kitchen/diner and a naturally light sitting room with access to the ROOF TERRACE. Upstairs, there are two DOUBLE bedrooms and a white bathroom suite. The property boasts a roof terrace which has unrivalled extensive views towards Clifton & Ashton Court!

Conveniently located close to local amenities including Fox and West Deli, Acapella, Southside Bar and Bruhaha Bar serving local craft beers, and on the door step of the beautiful Arnos Vale Cemetery which is a site of culture, history and nature, with 45 acres of green space within the heart of Bristol, and with a choice of great parks on your doorstep providing a great escape from the hustle & bustle of the city. The property is also well placed for commuters with Temple Meads Station within a 20 minute walk or 8 minute cycle away, Bristol's scenic harbourside and city centre are also within walking distance.

Living Room 11'6" x 14'11" max (3.51 x 4.55 max)

Kitchen Diner 12'11" bay x 12'4" (3.94 bay x 3.76)

Bedroom One 10'9" x 10'9" (3.30 x 3.28)

Bedroom Two 11'6" x 10'2" max (3.51 x 3.10 max)

Bathroom 7'6" x 4'7" (2.31 x 1.42)

Tenure - Leasehold with Share of Freehold

Lease Start Date 31/03/1999

Lease End Date 30/03/2998

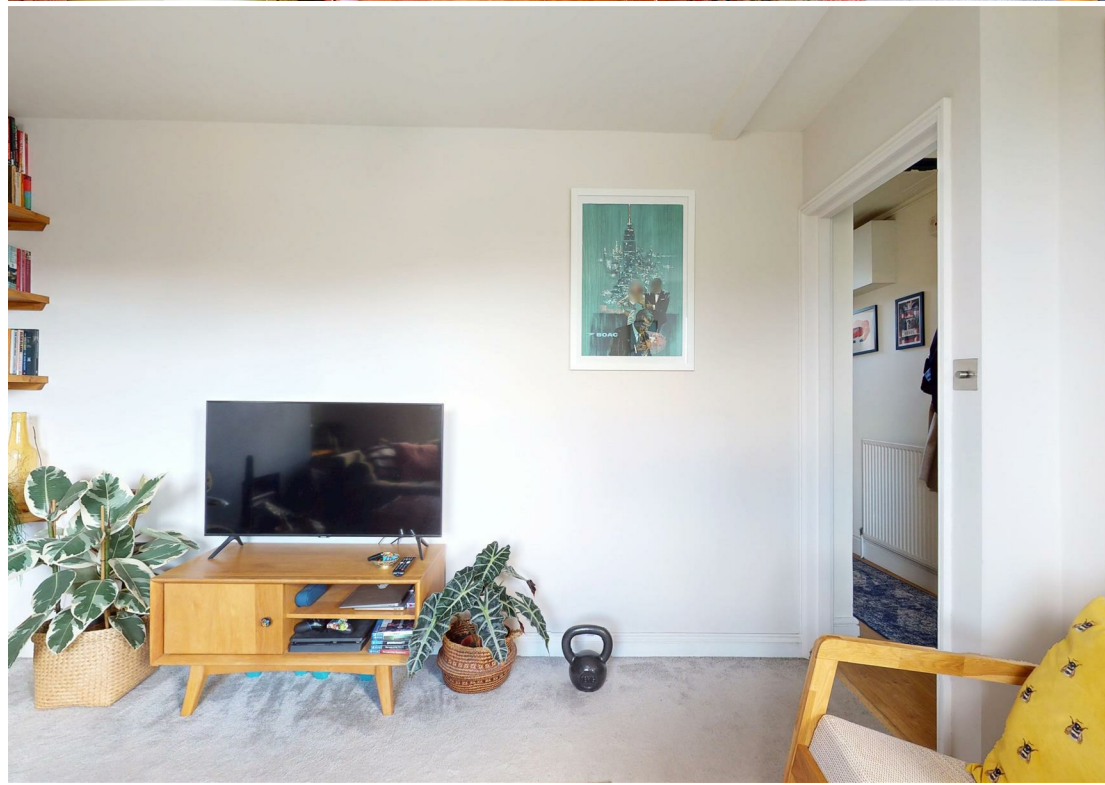
Lease Term 999 years from 31st March 1999

Lease Term Remaining 973

Council Tax Band - A







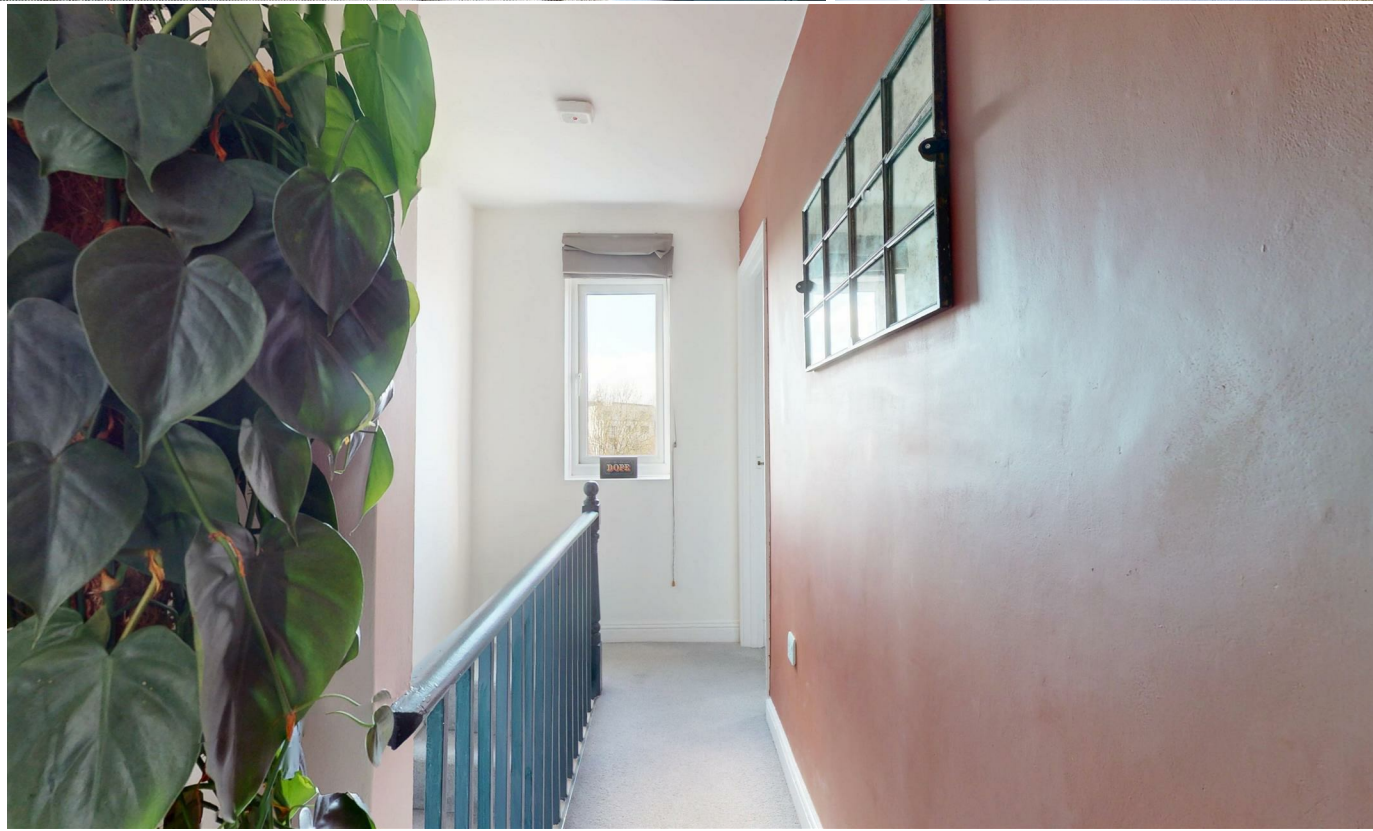








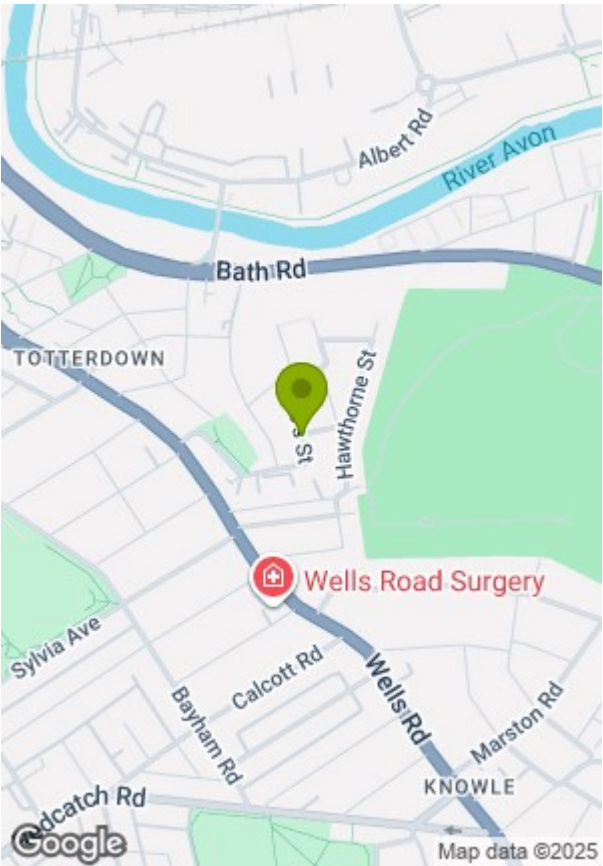
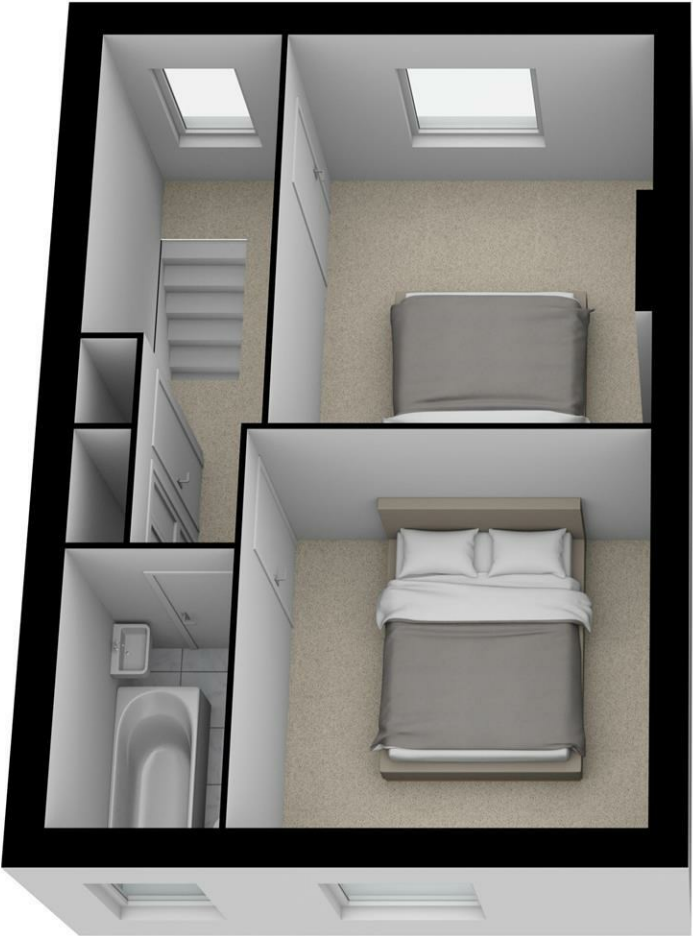












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.