



A second floor apartment with iconic views.

Sion Court, 27 Sion Hill, Bristol, BS8

£385,000 Leasehold (952 years remaining)



Communal hall and flat entrance hall • Open plan living/dining room with bay window • Comprehensive kitchen • Two double bedrooms and a bathroom • Dedicated off street car parking space for one vehicle • Secure bike store • Active management company • Elevated views to front and rear

Local Information

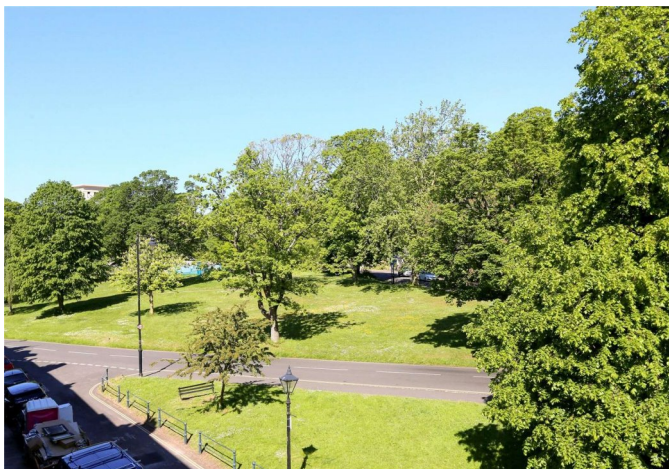
A sought after address on the edge of the fashionable village and overlooking Clifton Down and in proximity of the Avon Gorge and Suspension Bridge. Clifton has a wide array of amenity with fashionable bars, bistros and restaurants, whilst the bridge provides links to Ashton Court with mountain bike trails, bridle paths and golf courses. There are arterial roads nearby with links to the commercial centre, motorway network and Bristol Temple Meads has services to many cities nationwide.

About this property

A converted second floor apartment within this Grade II listed townhouse and benefitting from a bright interior with elevated views over parkland and Clifton's skyline.

Approached via a communal reception hall with the original rising staircase, there is a door to the rear and steps down to the dedicated off street car parking. The flat consists of a reception hall with a living/dining room to the rear elevation with a feature bay window and views over Clifton. Adjacent is the kitchen with a range of wall and base units and integrated appliances include a ceramic hob, oven, fridge, washer/dryer and dishwasher. There are two double bedrooms with views overlooking Clifton Downs and these are served by a bathroom with a comprehensive white suite.





Tenure
Leasehold(952 years remaining)

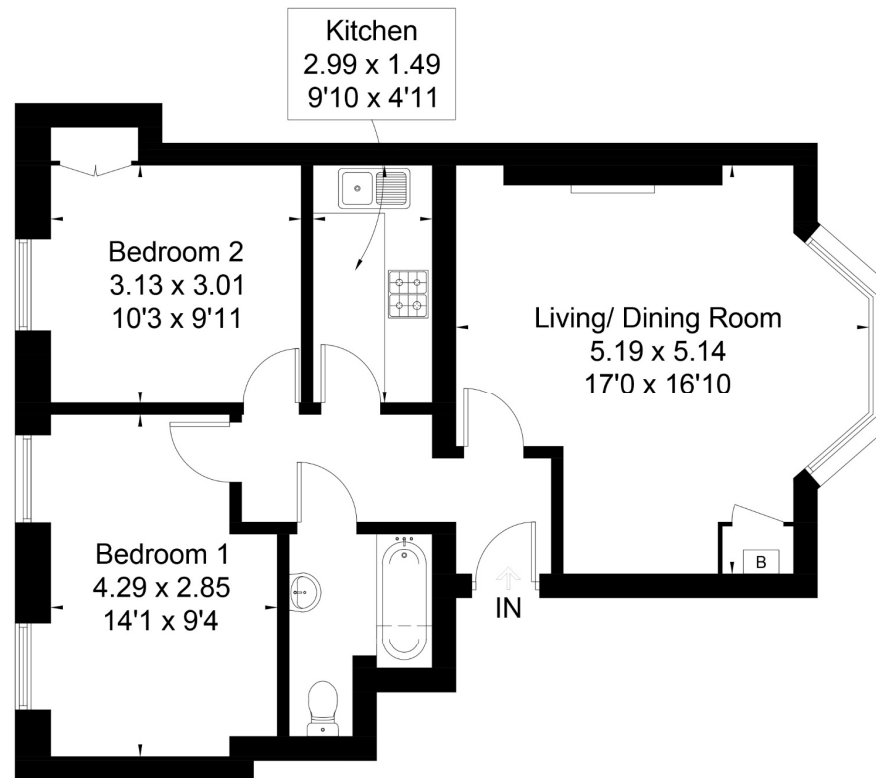
Local Authority
Bristol City Council, Bristol

Energy Performance
EPC Rating = C

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.
Telephone: +44 (0) 117 933 5800.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Approximate Area = 61.7 sq m / 664 sq ft
Including Limited Use Area (0.8 sq m / 9 sq ft)
For identification only. Not to scale.
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Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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