Stunning duplex apartment in the heart of Clifton Village

Sion Hill, Bristol, BS8

Leasehold (969 years remaining)

savills

Second and top floor duplex apartment • Communal entrance hall and staircase approach to second floor • Entrance hall • Beautiful reception with open views to Clifton Suspension Bridge • Kitchen/dining room with open views to the rear • Principle bedroom with en suite shower room • Two further double bedrooms • Family bathroom

About this property
This exceptionally well presented duplex apartment occupies the second and top floor of this impressive Grade II listed double bay fronted residence with views across to Brunel's famous Clifton Suspension bridge. Situated in the heart of Clifton village this is a bright and spacious property offering 'turn key' living.

Approached by an attractive communal entrance hall and staircase the property opens in to a bright and attractive entrance hall which throws an abundance of light from the Velux roof light. There is a useful under stairs storage cupboard.

The reception to the front offers uninterrupted views, a period fireplace with cast iron inset and tiled hearth. Original shelved book cupboard.

The kitchen/dining room is to the rear and offers an open vista across the chimney pots and as far as the Dundry. Well fitted with a good range of laminated floor and wall units with complimentary marble effect laminated work tops and attractive splashback tiling, fitted Bosch induction hob and cooker with overhead extractor, space for fridge/freezer, integrated dishwasher and washing machine. Cupboard houses the Worcester combination boiler. The bay window offers a natural space for the dining table. There is wood effect laminated flooring in the kitchen/dining room.

The bedrooms are on the second (top floor), the principle to the front has a en suite shower room, the two further bedrooms are to the rear and are served by a family bathroom. There is further storage provided within a deep cupboard.

Tenure
Leasehold (969 years remaining)

Local Authority
Bristol City Council, Bristol

Energy Performance
EPC Rating = D

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

Local Information

Sion Hill occupies one of Clifton's most premier addresses. Houses, rarely come to the market as they are retained in the family for many years. These small selection of town houses occupy this premier position due to its spectacular Clifton Suspension Bridge views. It offers a short level walk into Clifton's many shops, bars, restaurants and amenities. It also offers convenient access over Clifton Suspension Bridge to North Somerset's many outdoor pursuits including Ashton Court with its many walks, mountain bike trails and golf courses and also further afield, convenient access to the M5 motorway at junction 19 as well as Bristol Temple Meads train station offering high speed train links to London Paddington train station. Bristol Airport is also nearby in the south of Bristol.

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Approximate Area = 95.2 sq m / 1025 sq ft
For identification only. Not to scale.
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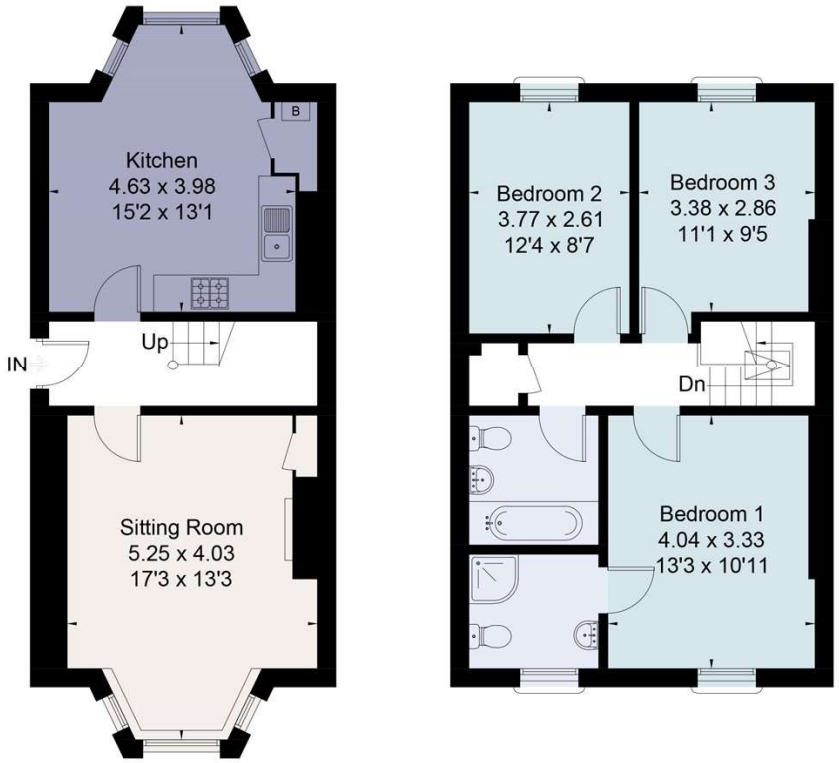

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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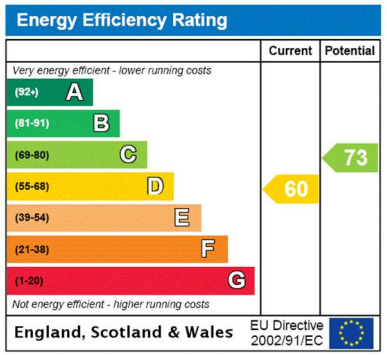

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