



A beautifully refurbished flat with large walled garden in the heart of Clifton Village

Saville Place, Bristol, BS8

£495,000 Leasehold 995 years remaining

savills

Peaceful heart of Clifton Village location • Refurbished with a contemporary design • Spacious living room • Modern kitchen • Large main bedroom • Second bedroom of a good size • Modern family bathroom • Very large walled garden with terrace • Residents parking within private crescent

About this property

This Grade II listed flat is accessed from peaceful Saville Place down four steps and through a front courtyard garden. The entrance hallway to the property is wide and spacious with slate flagstone flooring and two steps leading up to an engineered oak hall. There is storage on the right, a church pew for seating, a modern wall radiator as well as chandelier and pendant lighting. The hall opens out to the left into a spacious living room with engineered oak flooring, contemporary pendant lighting, a modern wall radiator, fireplace and two sash windows (one with window seat) with blinds looking out onto the square. Adjoining the living room is the well-appointed and modern kitchen with slate flagstone flooring, timber worktops, large sink unit, AEG four ring induction hob, Hotpoint extractor fan, Zanussi oven grill and freezer, Bosch fridge and dishwasher, Indesit washer / dryer and Worcester combi gas boiler. The kitchen also benefits from ample cupboard and drawer space, bespoke shelving, tasteful tiling, contemporary pendant and under counter LED lighting. The kitchen leads out into a stunning, large and private walled garden with paved terrace, in-built barbeque area, well stocked beds, garden bench, lawn, vegetable patch and garden shed. The garden is a sea of bluebells in the Spring time and the back wall is covered in roses. This

really is a gem of a garden in the heart of Clifton Village.

Continuing through the hall are the two bedrooms and bathroom. The bathroom is lovely with a wide and deep bath tub, Grohe shower with two heads, Twyford WC, sink unit, wall mirror with two wall lights, bespoke shelving and beautiful Mandarin Stone floor tiling. The second bedroom is of a good size with a modern wall radiator, contemporary pendant lighting, bespoke curtains and railing and a large sash window looking out onto the terrace and garden. The main bedroom is also of a good size with integrated wardrobe, contemporary pendant lighting, bespoke curtains and railing and a large sash window looking into the garden.

The property overlooks well maintained communal gardens to the front and there is residents parking available on a first come first served basis on Saville Place.

Local Authority
Bristol City Council

Energy Performance
EPC Rating = D

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





Approximate Area = 77.1 sq m / 830 sq ft
Including Limited Use Area (0.3 sq m / 3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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