



A spectacular recently refurbished first floor balcony apartment overlooking this historic Grade II listed square in the heart of Clifton village.

Victoria Square, Clifton, Bristol, BS8

£570,000 Leasehold (974 years remaining)





Communal entrance with staircase approach to first floor • Entrance hall • Magnificent open plan reception and kitchen • Principle bedroom with en suite shower room and mezzanine dressing area • Second double bedroom overlooking Victoria Square • Attractive bathroom • Mezzanine study area and utility cupboard • Private balcony • Many period features carefully restored

About this property

Occupying the first floor of this impressive Bath stone fronted ornate Grade II listed property overlooking Victoria Square. The property has been cleverly redesigned to create the best use of the accommodation including a number of useful storage areas, yet retaining the original charm and character of the property with the restored ceiling cornices, the original double French doors to the balcony from the reception and second bedroom. The entrance hall is bright and welcoming with attractive parquet floor and wall mounted entryphone. A modern and contemporary kitchen with Quartz work top, integrated Bosch appliances include hob, dishwasher, fridge and freezer and oven. The reception has engineered oak floor throughout, the original ornate ceiling cornice and full height double set of French doors leading to the balcony. The Adams style fireplace offers a focal point to the room. Double doors from the reception lead to the second bedroom with views and access to the balcony from the double French doors. By ladder approach there is ample loft storage.

The principle bedroom is to the rear with the accommodation set over two floors, with a mezzanine level. There is a full height sash window to the rear, with under window storage, a further cupboard houses the Worcester combination boiler, a staircase rises to the dedicated dressing area with fitted wardrobes and drawer storage. The en suite shower room is off the bedroom. From the mezzanine there is a study area with fitted desk, an original internal arched window overlooks the bedroom and views beyond to the rear, and access to the utility area with plumbing for washing machine and space for dryer.

The second bedroom is served by an attractive bathroom with double ended slipper bath creating a haven for tranquil relaxation.

To the front is a full width balcony with views directly over Victoria Square, with original cast iron balustrade and tiled floor, perfect for al fresco dining to watch the setting sun.



Local Information

Located ideally opposite Victoria Square, an open park with many seating areas, the property offers level access to Clifton Village's many amenities including café's, restaurants, shops, bars and boutiques as well as convenient bus route access to Whiteladies Road and Park Street. Durdham Downs is nearby with 400 acres of recreational space and there

are a number of highly regarded schools, both state and independent in proximity. For the commuter there are excellent communication links, the M32 accesses the M4 (London and South Wales) and the M5 (the Midlands and South West). Bristol Temple Meads provides regular services to most cities nationwide.





Approximate Area = 79.1 sq m / 851 sq ft
(Including Mezzanine / Excluding Void)
Including Limited Use Area (0.9 sq m / 10 sq ft)
For identification only. Not to scale.
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Tenure

Leasehold(974 years remaining)

Local Authority

Bristol City Council

Energy Performance

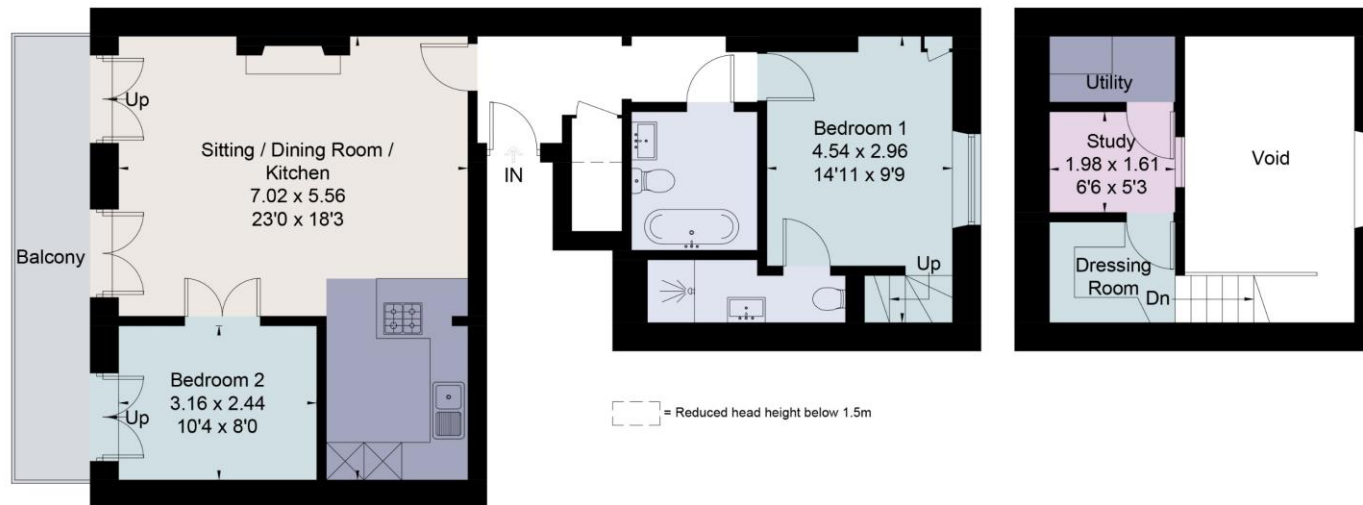
EPC Rating = Exempt

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.

Telephone:

+44 (0) 117 933 5800.



First Floor

Mezzanine

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