



cj HOLE
est. 1867

22 College Court

Clifton, BS8

£265,000 ASKING PRICE



A stylish and modern, one double bedroom first floor apartment located in this well-regarded development, ideally situated in the sought after Clifton area of Bristol.



*One Double Bedroom
Large Open Plan
Reception
Private Balcony / Lift
Access
Prime Clifton Location
Communal Gardens
No Onward Chain*



PROPERTY DESCRIPTION

The property features a bright and welcoming open plan living space, a separate modern fitted kitchen and a comfortable double bedroom, complemented by a contemporary bathroom and private balcony off the reception.

Clifton is one of Bristol's most desirable and recognisable neighbourhoods, renowned for its elegant Georgian architecture, leafy streets and distinctive village atmosphere. Clifton Village is particularly popular, with independent boutiques, cafés, restaurants and delis centred around its charming streets and historic terraces. The area also benefits from excellent access to green open spaces, including the Downs, while the iconic Clifton Suspension Bridge and Avon Gorge are close by. Despite its tranquil, village-like character,

Clifton is within easy reach of central Bristol, making it particularly appealing to professionals and those wanting to enjoy city living without being surrounded by the hustle and bustle of the city centre.





Office: Clifton & Bristol
Salesclifton@cjhole.co.uk

161 Whiteladies Road, Clifton, Bristol, BS8
2RF

Tel: **0117 435 1867**

E: clifton@cjhole.co.uk

OVER **150** YEARS OF
EXCELLENCE



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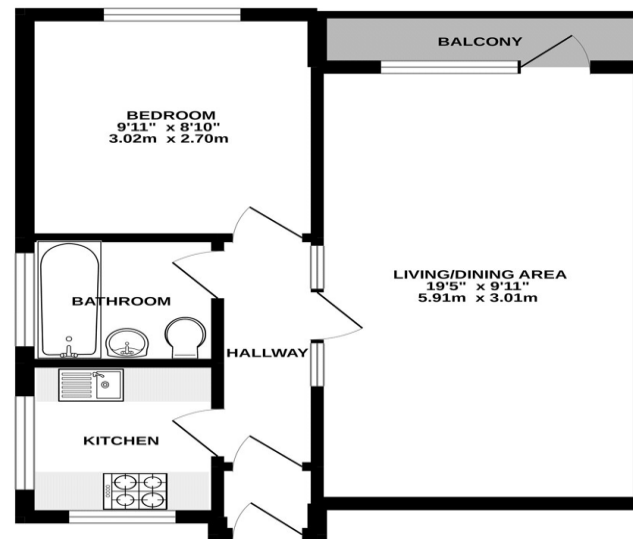
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TENURE: Leasehold COUNCIL TAX: B | EPC: D

FIRST FLOOR
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 391 sq.ft. (36.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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