

Bellevue, Clifton, Bristol, BS8 1DA

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS


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Bellevue, Clifton, Bristol, BS8 1DA

A beautiful, recently redecorated two-bedroom, hall-floor leasehold apartment, rich in character with charming period features throughout. Set within an attractive Grade II listed Georgian building, this delightful home offers well-presented accommodation, including an inviting entrance hallway with a recently installed intercom system, a marvellous open-plan living and dining room with high ceilings and sash-style windows, alongside a wonderful fitted kitchen complete with a range of integrated appliances and recently fitted carpets.

The property further benefits from two bedrooms, with the principal bedroom enjoying a selection of built-in storage with compartments and hanging rails. A well-appointed bathroom completes the internal accommodation, featuring a panelled bath with shower attachment over. Externally, the apartment enjoys a private terrace with access onto the communal promenade, alongside attractive communal gardens to the front and rear of the terrace, offering a variety of lawned areas and established woodland.

Offered to the market with no onward chain, this charming apartment presents an excellent opportunity for those seeking a characterful home in a highly regarded location. Combining attractive period features with practical modern fittings and appealing outdoor space, the property would make an ideal purchase for professional buyers or those looking to enjoy the best of Clifton living.

Incredibly well positioned within the ever-popular Clifton area, the property is within easy reach of the vibrant Clifton Village, the Harbourside, Clifton Triangle and Park Street, all offering an excellent selection of independent shops, cafés, restaurants and leisure facilities. The surrounding area also provides access to attractive green spaces and excellent transport connections, making this a superb location for enjoying the very best of Bristol city living. EPC Rating: C71 | Council Tax Band: C

- **A beautiful, recently decorated, two bedroom hall floor leasehold apartment for sale in Bristol**
- **Rich with character & charming features**
- **Benefitting from an open living & dining room**
- **Tranquil private patio ideal for morning relaxation**
- **Superb communal promenade & gardens enjoying ample outdoor space in a welcoming community atmosphere**
- **Incredibly located in Clifton within easy reach of Clifton Village, the Harbourside, Clifton Triangle & Park Street**
- **Offered with the benefit of no onward chain**
- **Ideal for professional buyers or those looking for the Clifton lifestyle**
- **Presented across approximately 597 Sq. Ft**









Accommodation

Communal Entrance
On approach to the property, steps lead up to a communal entrance door, opening into a shared hallway where the apartment's private entrance is located, with an understairs cupboard housing the electricity meters to the left.

Hallway
Inviting entrance with recently fitted wall-mounted intercom system, wall-mounted consumer unit, ceiling light, opening through to the living/dining room and door leading to the bathroom.

Bathroom
Well-presented bathroom comprising LVT flooring, panelled bath with shower attachment over and glass screen, low-level WC, pedestal wash hand basin with mirror over, partially tiled walls, high ceiling with ceiling light.

Living/Dining Room
A marvellous open plan living and dining room featuring a fitted storage cabinet and shelving, timber-framed single-glazed sash-style windows, radiator, high ceiling with ceiling light, doors leading to the additional rooms.

Kitchen
Wonderful kitchen with timber effect LVT flooring, a range of wall and floor storage units with worktops and tiled splashback over, inset one and a half bowl stainless steel sink and drainer with swan neck style tap over, integrated slimline dishwasher, inset four ring induction hob with extractor hood over, oven and grill below, integrated tall fridge/freezer, bespoke serving aperture, integrated washer dryer, radiator, high ceiling with tracked ceiling spotlights.

Principal Bedroom
Beautiful double bedroom with timber framed double glazed sash style window, built-in wardrobe with compartments and hanging rails, built in overhead storage cupboard, radiator, high ceiling, ceiling light.

Bedroom Two
Bedroom with timber framed single glazed window, built-in airing cupboard housing a wall mounted gas fired boiler and storage space above, radiator, high ceiling, ceiling light, timber framed single glazed door leading to the rear of the property.

Outside

Private Terrace
Private patio enclosed by spindle railings with a water supply tap, access to electricity and wall light.

Communal Promenade
Step down from the private terrace to a communal promenade which the vendors currently use as an additional seating and planting area. From there the promenade leads up to steps that descend to the communal garden.

Communal Gardens
Wonderful communal garden to the front, mainly laid to lawn with shrubs and trees surrounding and another to the rear with a variety of paths rising and falling through areas laid to lawn & wooded areas offering an outdoor space shared between the properties on the road.

Services
Mains gas, electricity, water and drainage.

Heating System
Gas central heating.

Broadband/Mobile Coverage
To check the expected speeds and level of coverage available in the area, please refer to the Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Tenure
Leasehold - 999 years from and including 29 September 1854. Please note the apartment is situated within a Grade II listed Georgian building.

On Street Parking
Please note on street parking is available on a first come first served basis via a Permit Scheme with Bristol City Council.

Management Company
3 Bellevue Management Ltd (run by the leaseholders).
£150.00 per calendar month management fees.
£100 per annum ground rent.

Coverage
The management company is operated by the residents who occupy the building. They have appointed a block management company to handle the day to day running of the management company, with contributions paid into a communal fund. These funds are used towards building improvements, buildings insurance, communal garden maintenance, cleaning of communal areas and general upkeep, with expenditure agreed upon by the residents.

360 Virtual Tour
https://tour.giraffe360.com/a5c8b33ee4f94b8abc46f54f8d284724

3D Floor Plan
https://my.giraffe360.com/3dflp/2fnj91c

Floor Plan
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floorplan is for illustrative purposes only.

Access
Public highway.

Please Note
The property is owned by an employee of David Plaister Ltd.











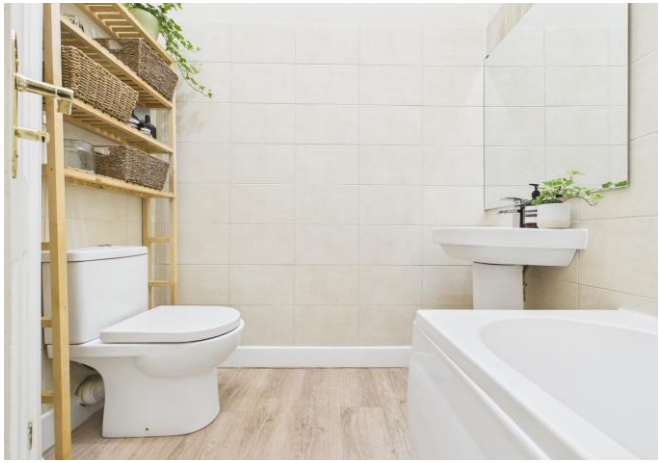
































Approximate total area[1]

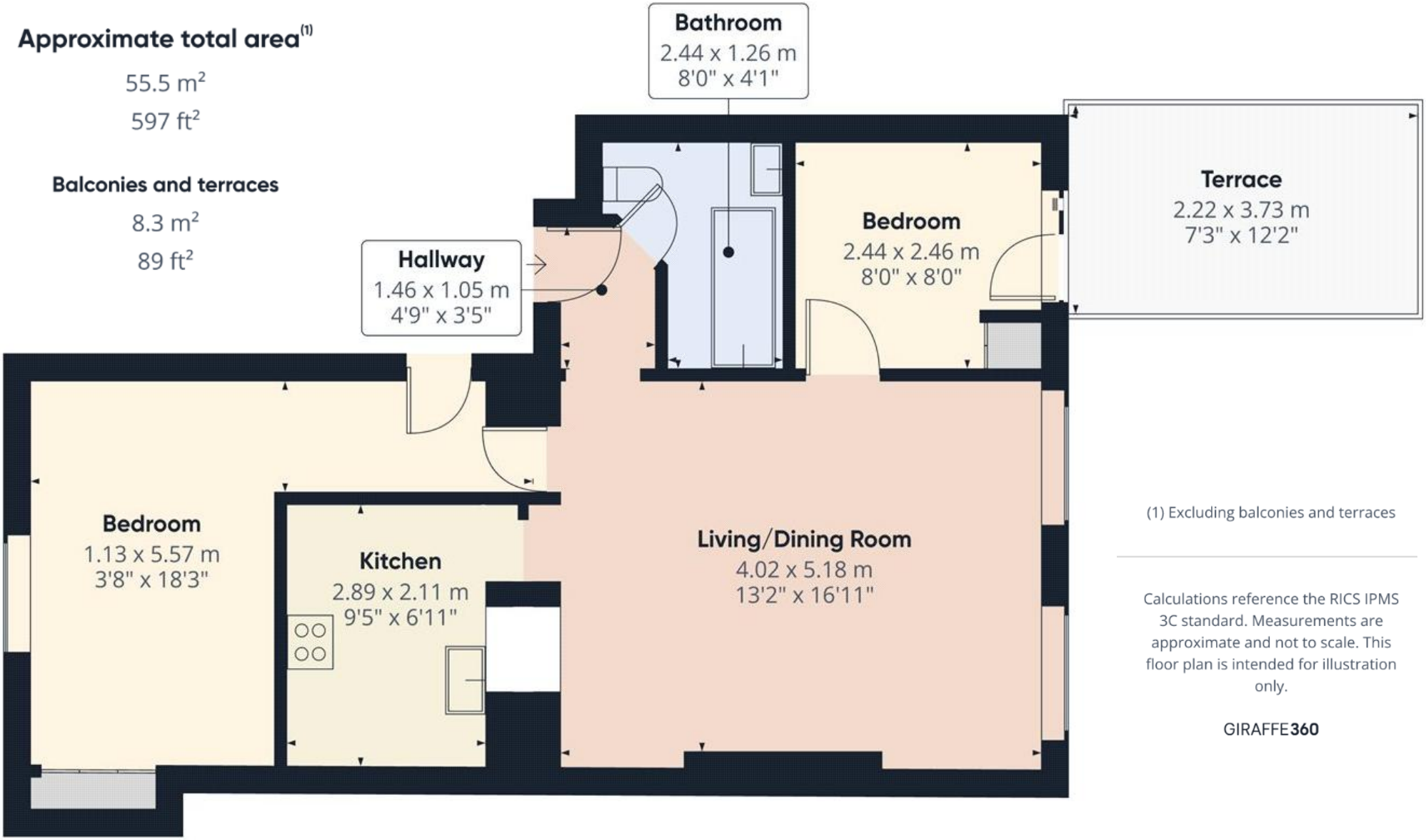
55.5 m²

597 ft²

Balconies and terraces

8.3 m²

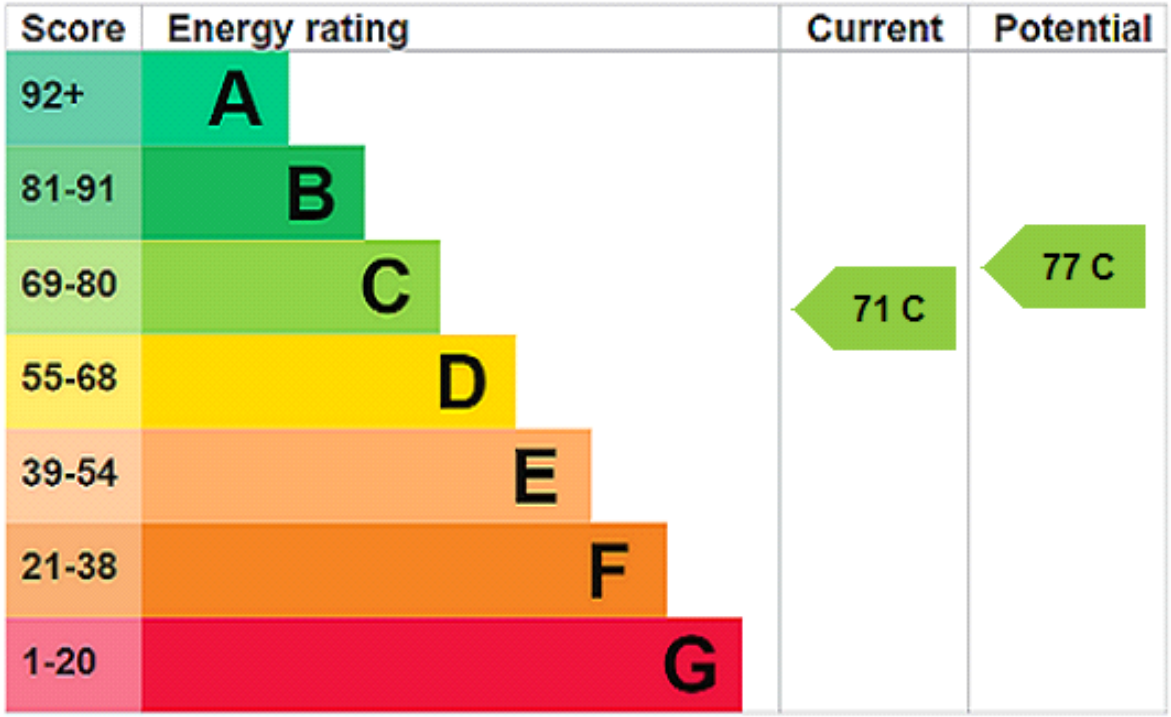
89 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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