



FIRST FLOOR FLAT

13 Vyvyan Terrace, Clifton, Bristol BS8 3DG



First Floor Flat

13 Vyvyan Terrace, Clifton, Bristol BS8 3DG

A superb Grade II listed two-bedroom apartment with a south west facing balcony forming part of a beautiful and highly sought-after Georgian Terrace in the heart of Clifton.

* LOCATED IN THE HEART OF CLIFTON * TWO DOUBLE BEDROOMS
* SOUTH WEST-FACING BALCONY * ON STREET PARKING FOR TWO VEHICLES * PERIOD FEATURES THROUGHOUT * TURN-KEY ACCOMMODATION * BEAUTIFULLY REFURBISHED AND RENOVATED BY THE CURRENT OWNERS * OPTIONAL USE OF VYVYAN GARDENS (PRIVATE TO RESIDENTS ONLY) * RECENTLY INSTALLED NEW KITCHEN, BATHROOM AND BESPOKE STORAGE * ACCESS AND SHARED USE OF ADDITIONAL BOILER STORAGE ROOM * EPC: D

Situation

The first-floor flat at 13 Vyvyan Terrace is an exclusive Grade II Listed apartment situated just a moment's walk away from the heart of Clifton Village.

Clifton village is well known for its range of independent traders, cafés, restaurants and numerous boutique shops; whilst to the west is The Triangle, with a Waitrose express and access to Park Street with further well-known national and independent shops, bars and restaurants.

Bristol itself is widely regarded as the "gateway to the West" and the M5 is just over 5 miles away, with the M32 2.3 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is 2.8 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 7.7 miles to the south.

For Sale - Leasehold

Over the past few years of ownership, the current owners have lovingly maintained and refurbished the flat to include the installation of a new kitchen and bathroom, as well as handcrafted bespoke integrated storage cupboards and refurbished windows and shutters.

Accessed via a grand communal entrance with some wonderful period features from the flagstones of the terrace, an original staircase leads up to the entrance of the flat on the first floor.







Stepping into the welcoming hallway, solid wood flooring leads through into the kitchen and living room to the front of the property.

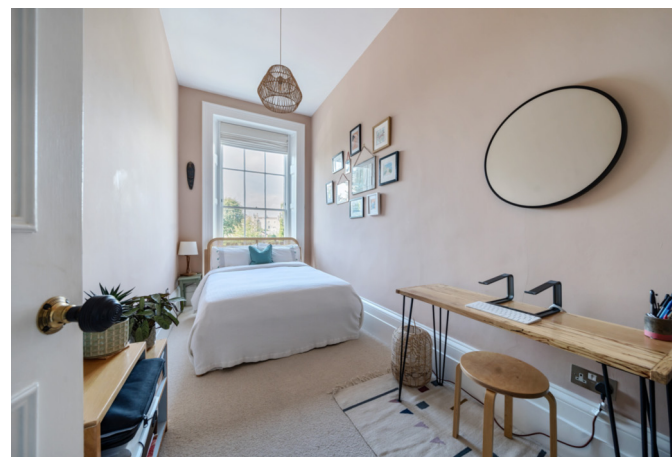
This space boasts an array of stunning period detailing including wonderfully high ceilings, floor-to-ceiling refurbished sash windows and shutters, a feature fireplace with marble surround, striking cornice mouldings that border the room, and a central rose – complete with hanging pendant lighting.

Also of note are the original cast iron radiators throughout the flat, which are believed to date back to the 1920s and have been carefully maintained and serviced in recent years and work in conjunction with a 'Hive' smart thermostat.

The kitchen itself was installed in 2021 and features a selection of wall-mounted cupboard and drawer storage with Naked Kitchens; handleless 'marsh green' frontage, white quartz worktops, and some noteworthy floating oak shelving. The kitchen is well-equipped to include a selection of integrated appliances, which include gas hobs with an extractor hood, an electric oven, a dishwasher, a fridge/freezer, a freestanding clothes washer/dryer and a wine fridge.

The living space is open plan to the kitchen and overlooks the Vyvyan Gardens (a private green space of which residents of the terrace can enjoy use for a small annual fee) and this flat enjoys exclusive use of a full-width south-west facing balcony which can be accessed with ease via either of the floor-to-ceiling sash windows.

The balcony enjoys much of the day's sun and is the perfect space to sit and relax or enjoy a morning coffee, or evening sundowner, with ample room for seating and a floating table that hangs from the cast iron balustrade.



Adjacent to the living room is a double bedroom which also has direct access to the balcony and currently serves as a guest room and home office, with ample room for both a bed and desk.

Stepping back into the hallway and past some very useful and recently installed bespoke integrated storage cupboards is a fully tiled W.C./shower room which includes an oversized walk-in shower with dual shower heads and metro tiling, W.C, floating teak washed vanity unit with sink, heated towel rail and a feature archway with mirror.

To the rear of the flat is the master bedroom which is of generous proportions with ample room for a king-size bed and a further floor-to-ceiling refurbished sash window.



The first and second-floor flats at 13 Vyvyan Terrace enjoy shared use of a very useful 'boiler room' which is situated on the landing level between both flats. This room houses the flats 'Worcester' but also provides extremely useful additional storage space for bikes and other belongings.

Outside

The flat has a private and full-width south-west facing balcony as well as optional use of Vyvyan Gardens which is available to residents of the terrace with an annual payment for maintenance contribution.

The flat has parking at the front which is available, on a permit basis, for two cars. The garage at the rear is owned and maintained separately.

Services

Mains water, electricity, gas and drains. Gas central heating system. Telephone and Fibre Broadband by private arrangement. Council Tax: Band D.

Local Authority

Bristol City Council: Tel: 0117 922 2000

Directions: BS8 3DG



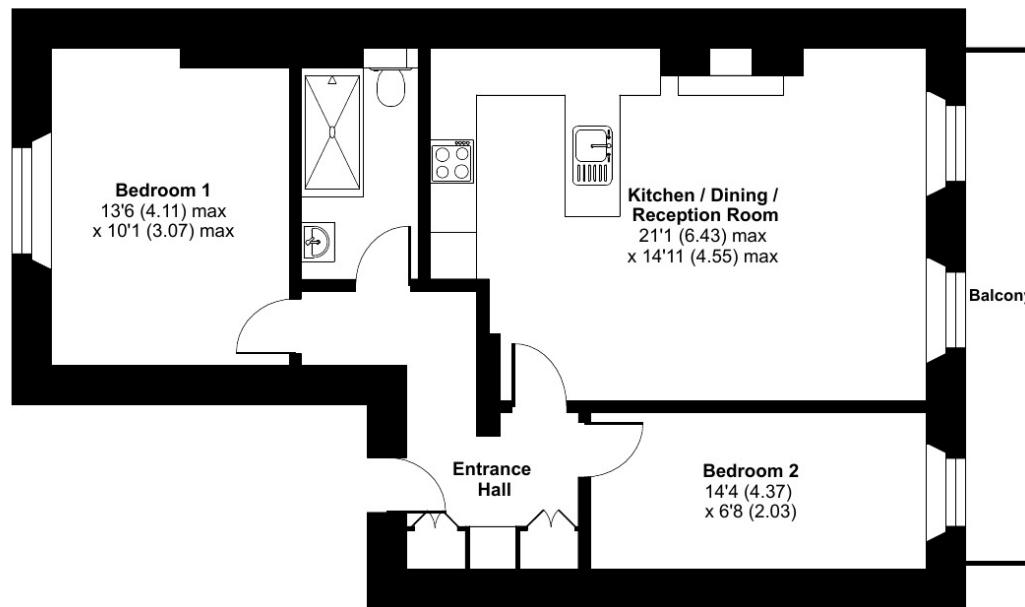
Vyvyan Terrace, Bristol, BS8

Approximate Area = 697 sq ft / 64.7 sq m

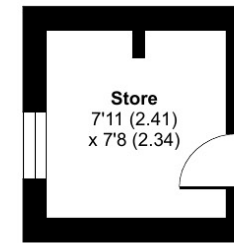
Outbuilding = 61 sq ft / 5.6 sq m

Total = 758 sq ft / 70.4 sq m

For identification only - Not to scale



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Rupert Oliver Property Agents. REF: 1028592