



TOP FLOOR FLAT

13 Vyvyan Terrace, Clifton, Bristol BS8 3DG

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A lateral two-bedroom apartment situated on the top floor of a beautiful Grade II listed Georgian townhouse, complete with spectacular views of Clifton and Vyvyan Gardens.

* TWO DOUBLE BEDROOMS * STREET PERMIT PARKING FOR TWO VEHICLES * TURN-KEY ACCOMMODATION * BEAUTIFULLY REFURBISHED AND RENOVATED BY THE CURRENT OWNERS * REWIRED THROUGHOUT * REFURBISHED WINDOWS * LOFT STORAGE * OPTIONAL USE OF VYVYAN GARDENS (PRIVATE TO RESIDENTS ONLY) * EPC

Situation

The top-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.

The 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 Share of Freehold

The top floor flat is accessed from a landing level, the flat door gives way to a private carpeted staircase, at the bottom are some neatly designed recessed soft LED lighting and space to hang coats, and at the top, a generous landing area (with room for a desk) and lofted and pitched ceilings add character whilst also housing two large Velux sky-lights on either side which allow natural light to pour into the space.

Immediately to the right is the kitchen which is well-appointed and equipped with a combination of wall-mounted cupboards and drawer storage, wooden worktops, a tiled splash back and a sink with a sash window which perfectly frames Vyvyan Gardens below.





The kitchen has an array of integrated appliances which include; induction hobs with an extractor hood, an electric oven, a dishwasher as well a free-standing fridge/freezer and a washing machine. A cupboard in the kitchen houses a Worcester boiler and a loft hatch above provides access to a sizeable storage space.

Adjacent to the kitchen is the living and dining room which is a wonderfully bright space with white vaulted ceilings and ample room for a dining table, sofa and chairs. A pair of sash windows showcase same glorious views of Vyvyan Gardens and across the chimney tops of Clifton.

Also of note is the original cast iron fireplace and some bespoke book shelving which has been built in adjacent to the chimney stack on one side.

Towards the rear of the property are two generous double bedrooms which are private and not overlooked. The larger of the two/the principal bedroom has the added benefit of existing fitted wardrobe space.

The bathroom features a free-standing 'bear claw' roll-top bath, a separate walk-in shower cubical, W.C., a sink, a mirror with integrated lighting and ceramic wood effect floor tiles.

The current owners have lovingly maintained and refurbished the flat and in recent years have rewired the property and installed a new fuse board, and column radiators as well as refurbished all of the sash windows.

Outside

The top-floor apartment at 13 Vyvyan Terrace enjoys spectacular views over Vyvyan Gardens, a gated park which is available to residents of the terrace, subject to a small annual payment towards maintenance contribution.

The flat has parking at the front which is available, on a permit basis, for two cars.

Services

Mains water, electricity, gas and drains. Gas central heating system. Telephone and Fibre Broadband by private arrangement.

Local Authority

Bristol City Council: Tel: 0117 922 2000. Council Tax Band - D

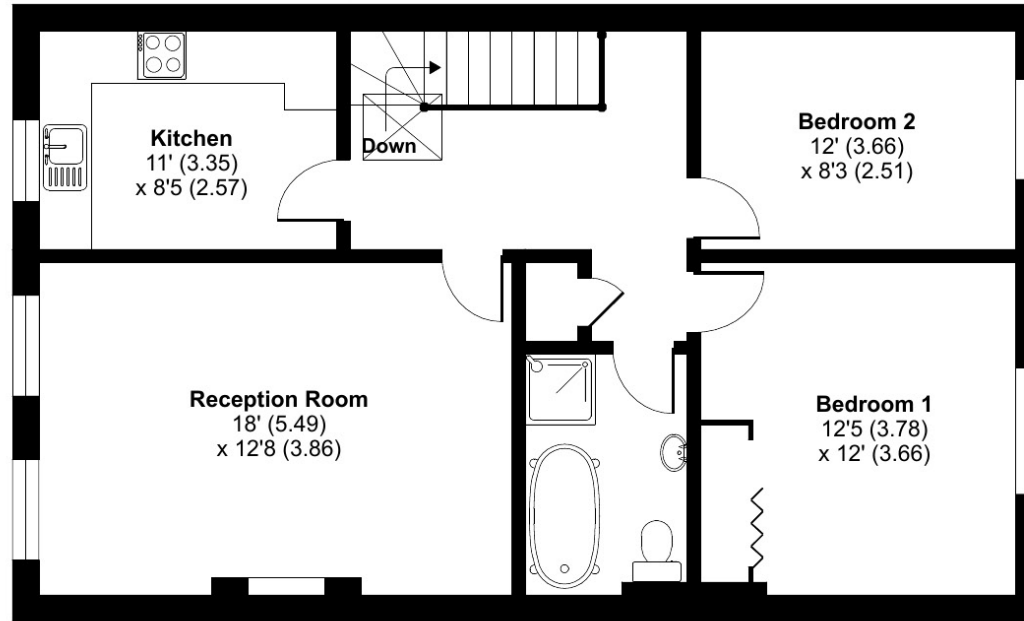
Directions: BS8 3DG.



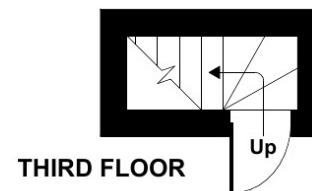
Vyvan Terrace, Bristol, BS8

Approximate Area = 817 sq ft / 75.8 sq m

For identification only - Not to scale



FOURTH FLOOR



THIRD FLOOR



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: 1036796



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