



FLAT 4, 42-44 CALEDONIA PLACE

Clifton, Bristol BS8 4DN

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A wonderful top-floor three-bedroom flat in the heart of Clifton village, offering circa 1050 square foot of accommodation internally with wonderful Clifton views.

* TOP FLOOR FLAT * MOMENTS AWAY FROM A SELECTION OF BOUTIQUE SHOPS, CAFES AND RESTAURANTS * THREE DOUBLE BEDROOMS * NEWLY REFURBISHED BATHROOM * GRADE II LISTED PERIOD BUILDING * ACCESS TO SUBSTANTIAL COMMUNAL GARDENS OPPOSITE * SEPARATE KITCHEN * OFFERED WITH NO ONWARD CHAIN * FANTASTIC INVESTMENT OPPORTUNITY

Situation

Caledonia Place is situated in the heart of Clifton Village, forming part of a unique garden square, with beautifully maintained public gardens to the front, easy access to Clifton Village to the east and the Avon Gorge and Clifton Suspension Bridge to the west.

This majestic terrace of townhouses was completed in circa 1843, complementing an earlier terrace of circa 1788; mirrored by the townhouses of West Mall opposite.

Clifton village is literally "on the doorstep" and 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 is widely regarded as the "gateway to the West" and the M5 is just over 5 miles away, with the M32 2 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is 3.2 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 7.4 miles to the south.

For Sale Leasehold

Flat 4, 42-44 Caledonia Place is a spacious and well-proportioned period apartment comprising three double bedrooms, a newly refurbished bathroom, a separate kitchen and a cosy living room.

From Caledonia Place, a communal entrance and front door (shared with four flats) gives access up several flights of stairs to the top floor of the building.





Stepping inside the flat, a central hallway which includes a skylight offers access to the principal accommodation throughout as well as to a very useful storage cupboard.

Immediately to the right is a newly refurbished bathroom suite which includes a freestanding bath, walk-in shower cubical, w.c. and sink.

The flat is currently set up to offer three spacious double bedrooms, each of which enjoys its aspect and impressive views across the chimney tops of Clifton and the hills beyond.

The kitchen is located towards the rear of the property and features a selection of floor and wall-mounted cupboard storage, a dishwasher, and freestanding 'Bosch' washing machine and an electric oven with hobs and a dual stainless steel sink.

Adjacent to the kitchen and at the rear of the property is a lovely dual-aspect living room.

Outside

Opposite the property are the lovely West Mall public gardens with plenty of space for families to picnic in and enjoy all year round.

Services

All main services are connected. Electrical heating. Telephone and Broadband by private arrangement.

Local Authority

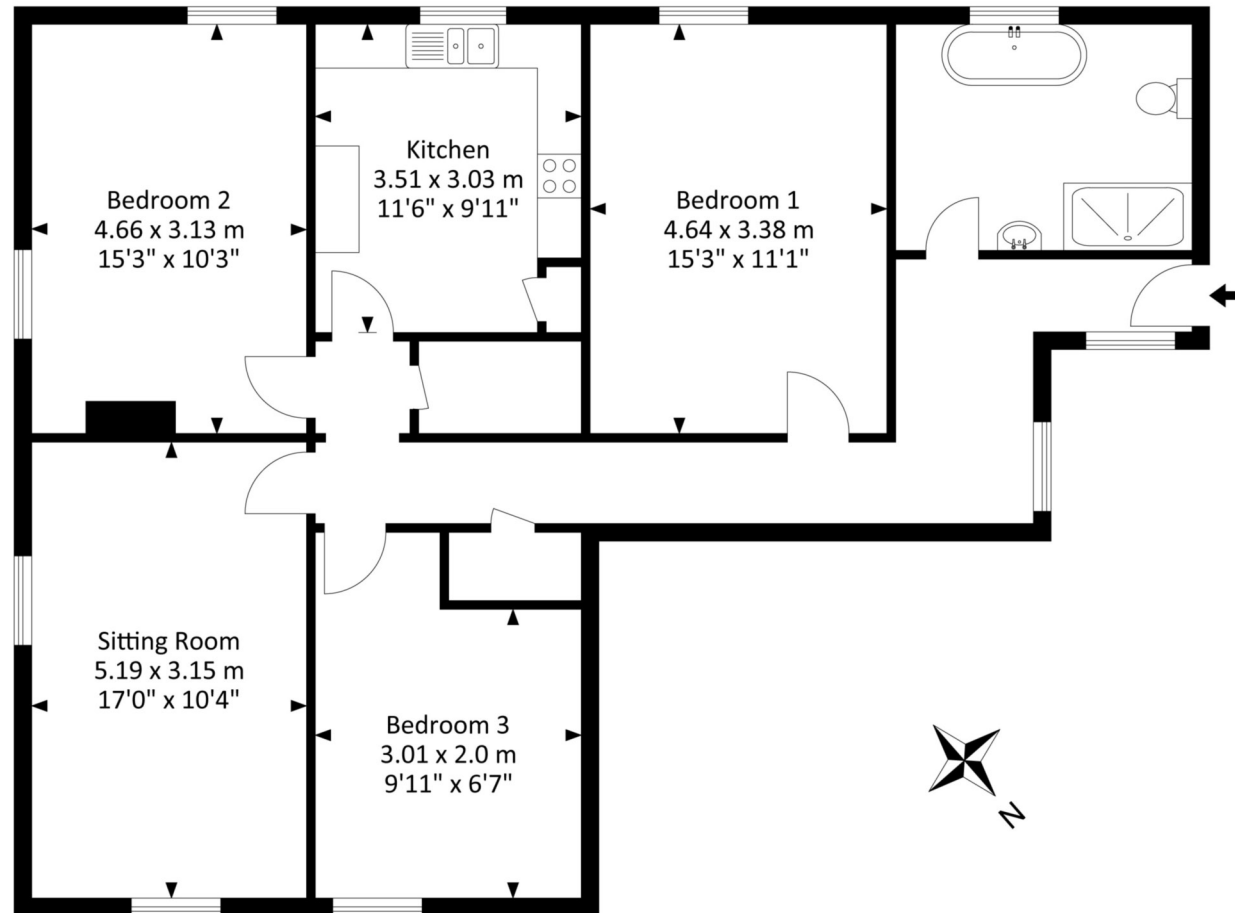
Bristol City Council: Tel: 0117 922 2000. Council Tax: Band D.

Directions: BS8 4DN



Caledonia Place, Clifton, Bristol

Approx. Gross Internal Area
1064.0 Sq.Ft - 98.90 Sq.M



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.