



Saville Place, Bristol



# A beautifully presented two bedroom apartment found in the heart of Clifton Village.

## Description

Savile Place is found in the heart of the ever popular Clifton village, at the junction of Regent Street and Clifton Hill. Locally, there are a host of fabulous amenities which include the independent shops and delis of Clifton Village, along with exceptional restaurants and quality gyms.

Found on the second floor, this lateral two bedroom apartment enjoys a south-westerly sunny aspect. The footprint is generous, with nearly 1000 ft.<sup>2</sup> of living accommodation. The large living room boasts two sash windows, overlooking popular Regent Street and enjoys superb period charm and volume.

Central to the apartment, there is a bespoke kitchen with a range of integral appliances and ample storage, with a sunny aspect to the front.

Completing the accommodation, the large principal bedroom is full of light and ample wardrobe space, with an additional guest bedroom, both serviced by a contemporary and luxurious shower room.

Saville Place is close to all of Clifton and Clifton Wood's fantastic communities, with communal gardens for the sole use of Savile Place, blending level lawn, mature shrubbery and specimen trees. The building has allocated parking with sufficient parking for one vehicle for the apartment.

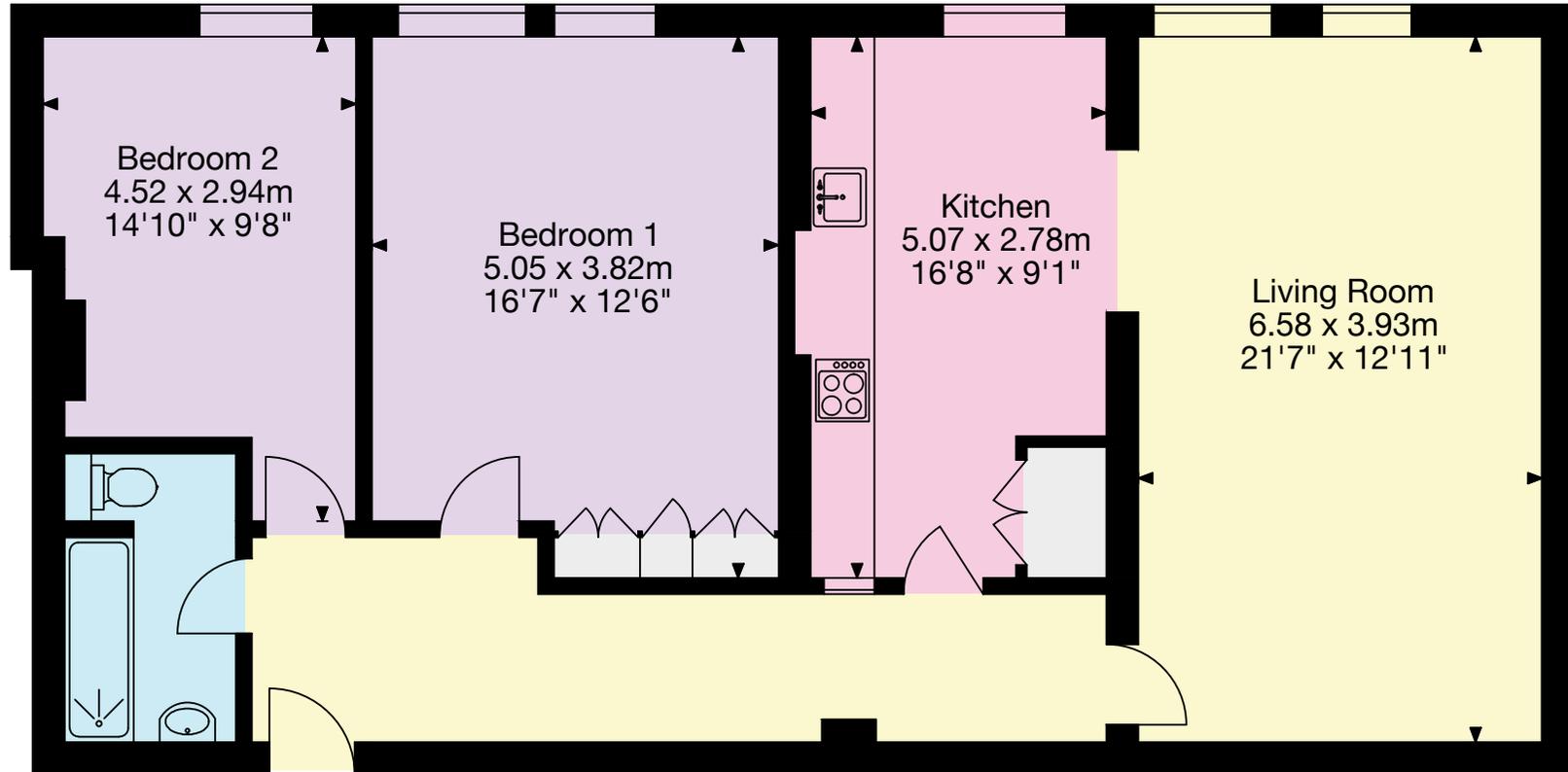




## Approximate Gross Internal Floor Area

Total Area = 91 sq m / 979 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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## Second Floor



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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Particulars dated April 2022. Photographs and videos dated April 2022.

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