

Cornwallis Crescent, Clifton, Bristol



An attractive 2 bedroom apartment with private courtyard and access to extensive communal gardens.

Location

Cornwallis Crescent is found on the southern slopes of Clifton Village and benefits from an attractive southerly aspect to the rear, with one of Bristol's finest and largest communal gardens.

This attractive crescent of period townhouses is much sought-after given its proximity to Clifton Village and its range of boutique shops and delis. Also in close proximity are numerous children's nurseries and primary schools, with the floating Harbour only a short walk away.

Description

Cornwallis Crescent is an attractive semi-basement apartment which offers spacious lateral accommodation accessed via a courtyard garden to the front. There is also step-free access through a side gate into the garden which leads directly to the property. The accommodation is flexible and full of natural light with a high degree of storage.

Central to the apartment is a sizeable living room/dining area with deep-set sash windows (with working shutters) overlooking the sunny rear courtyard and offering ample space for relaxing or entertaining. At the front of the apartment, facing west, are two consistently proportioned bedrooms, also with working shutters, both serviced by a tiled family bathroom.

Completing the accommodation, there is vaulted storage to the front and the rear, as well as an attractive and useful studio.

Cornwallis Crescent benefits from one of Bristol's largest and finest communal gardens, blending level lawn, mature trees and specimen shrubbery. The apartment's rear courtyard gives immediate, level access to this as well as enjoying the sun for most of the day.

Property information

Local Authority: Bristol City Council

Council Tax Band: C

Ground rent: £20 per annum

Service charge: Approximately £960 per annum

Services: Mains drainage and gas and electricity connected.



2



1



2



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Approximate Gross Internal Floor Area

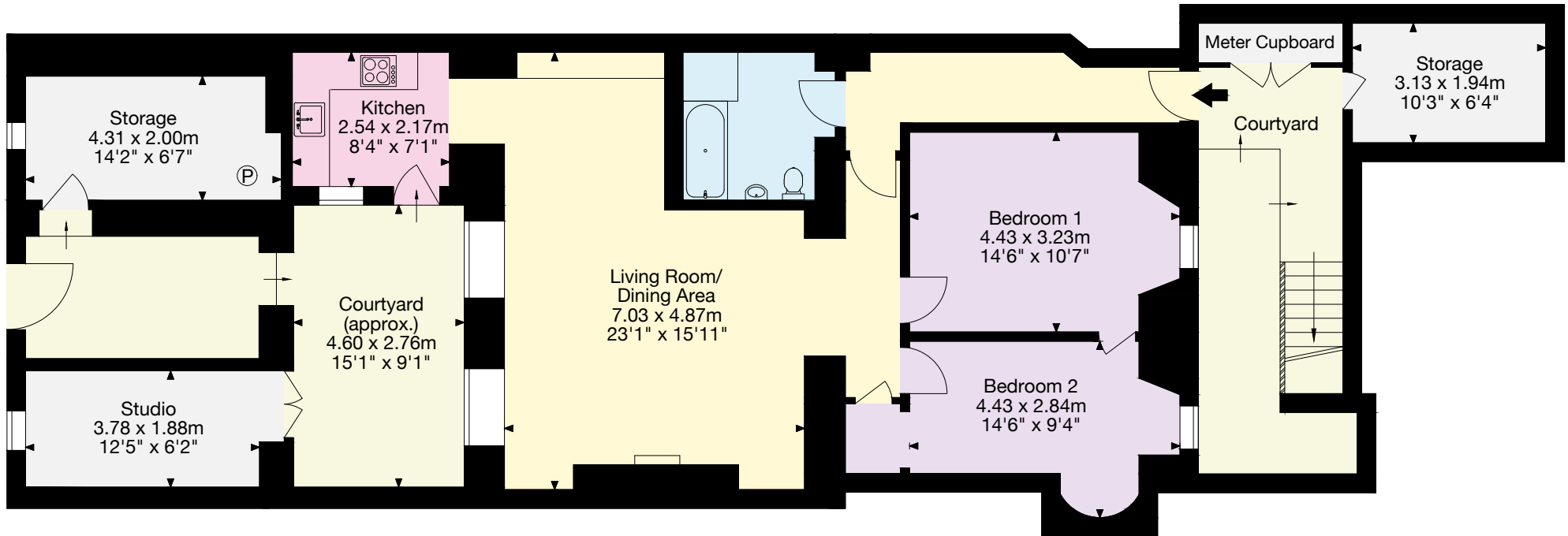
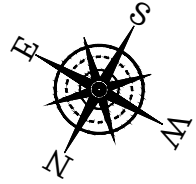
Main Property = 83 sq m / 895 sq ft

Studio = 7 sq m / 81 sq ft

Storages (excluding meter cupboard) = 14 sq m / 152 sq ft

Total Area = 104 sq m / 1,128 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.



Knight Frank Bristol

1 The Mall

Clifton

BS8 4HR

knightfrank.co.uk

I would be delighted to tell you more

Robin Engley

0117 317 1996

robin.engley@knightfrank.com

Lower Ground Floor



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Particulars dated June 2023. Photographs and videos dated June 2023.

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