



WEST MALL

BS8



WEST MALL CLIFTON VILLAGE

A spacious two bedroom basement apartment with a private courtyard, set on iconic West Mall in the heart of Clifton Village.

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|  |  |  | EPC |
| 2 | 2 | 1 | C |
| |  | Grade II* listed | |

Local Authority: Bristol City Council

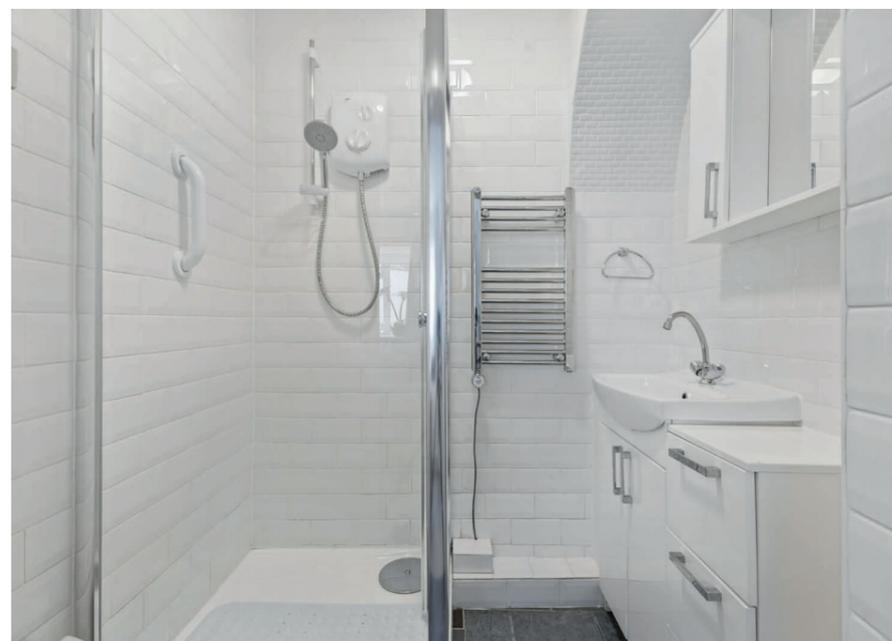
Council Tax band: D

Tenure: Leasehold

Ground rent: £10 P/A

Service charge: £100 P/M

Guide Price: £475,000



Positioned within a Grade II* listed building and set among the iconic Georgian architecture that characterises West Mall, this elegant apartment offers two double bedrooms, a private courtyard and lovely period features throughout. The property features generous room proportions, thoughtfully arranged layout and bright interiors throughout.

The apartment's private entrance opens to a welcoming vestibule which provides useful storage. Positioned at the front of the building is the spacious living room, filled with natural light through the double sash windows. There is the well-appointed, modern kitchen between the living area and the bedrooms.

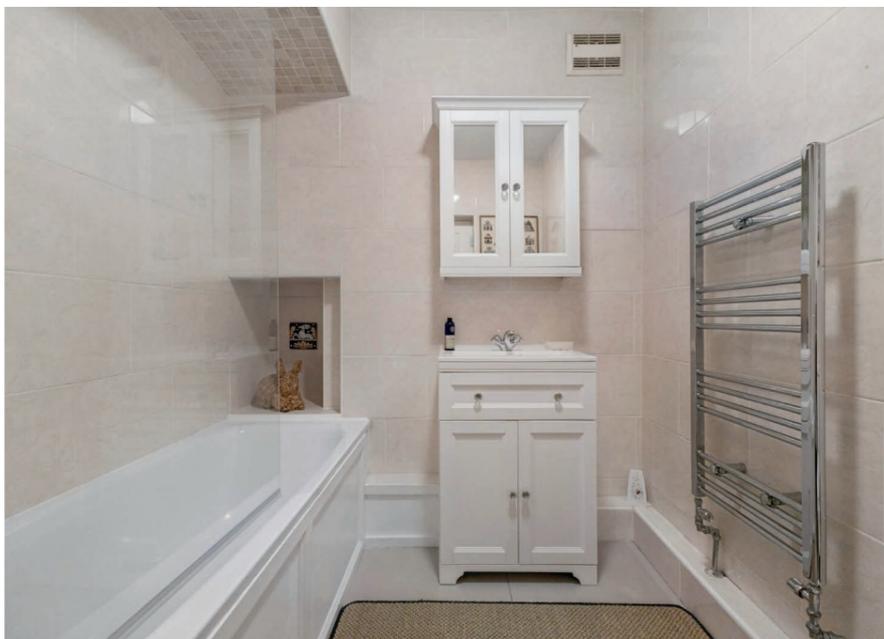


The property offers two well-sized double bedrooms, each with built in storage and views out to the rear courtyard. The main bedroom benefits from an ensuite shower room, while the second bedroom has access at the rear to a practical utility room with space laundry appliances, a generous airing cupboard and further storage.

Beyond the kitchen, a quiet courtyard offering a sheltered, private outdoor space with a store at the rear.

To the front of the building, two substantial communal vaulted storage areas.

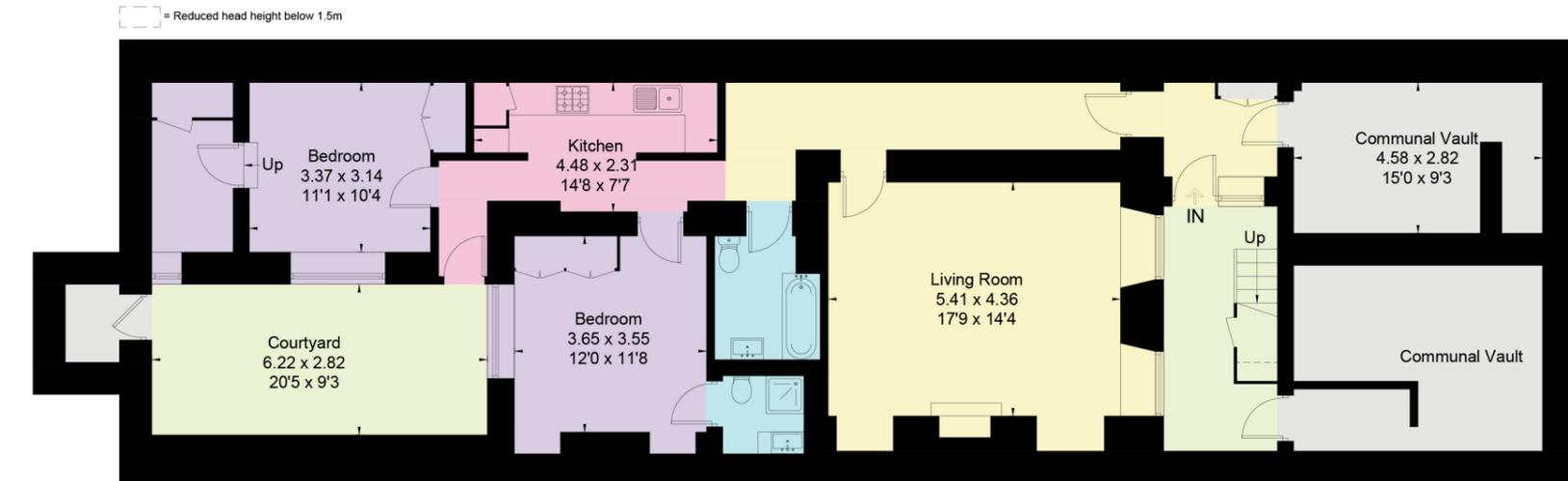
The building is overseen by an owner run management company.



Basement Flat

32 West Mall Bristol, BS8 4BG

Gross Internal Area (Approx.)
Main House = 104 sq m / 1119 sq ft
Outbuildings = 33.4 sq m / 359 sq ft
Total Areas = 137.4 sq m / 1478 sq ft
(Excluding Courtyard / Including Vaults)



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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105120

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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