



## Badminton House, Bristol

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# An exceptional three bedroom apartment within a Georgian conversion with parking and communal gardens.

Badminton House occupies a prominent position at the end of popular Worcester Terrace in the heart of Clifton Village. This outstanding Georgian Grade II listed building is set within gated communal gardens, enjoying a deceptively quiet and highly desirable location.

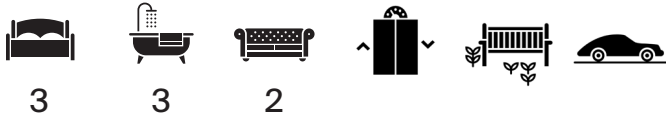
With lift access, the apartment is at garden level and over one floor, and is presented beautifully throughout.

To the east elevation, a stunning and light-filled living room creates the perfect place to entertain or simply to relax. The room flows to an additional dining area, serviced by a bespoke kitchen which is finished to the highest of standards.

Central to the apartment, there is an outstanding bay-fronted principal bedroom with both ample natural light and glorious period proportions, serviced by stunning en suite shower room.

From the central hallway, a second bedroom offers independent access to the outside, and a third bedroom boasts a stunning en suite shower room. Completing the accommodation, there is a beautiful large guest bathroom with a separate bath and oversized shower, with an additional useful utility room.

Outside, there are established communal gardens and parking for one vehicle, as well as useful bike storage.





## Location

Badminton House is found on the borders of both Clifton Village and Clifton College, offering close proximity to independent shops, delis and pubs, with several nearby supermarkets and quality gyms.

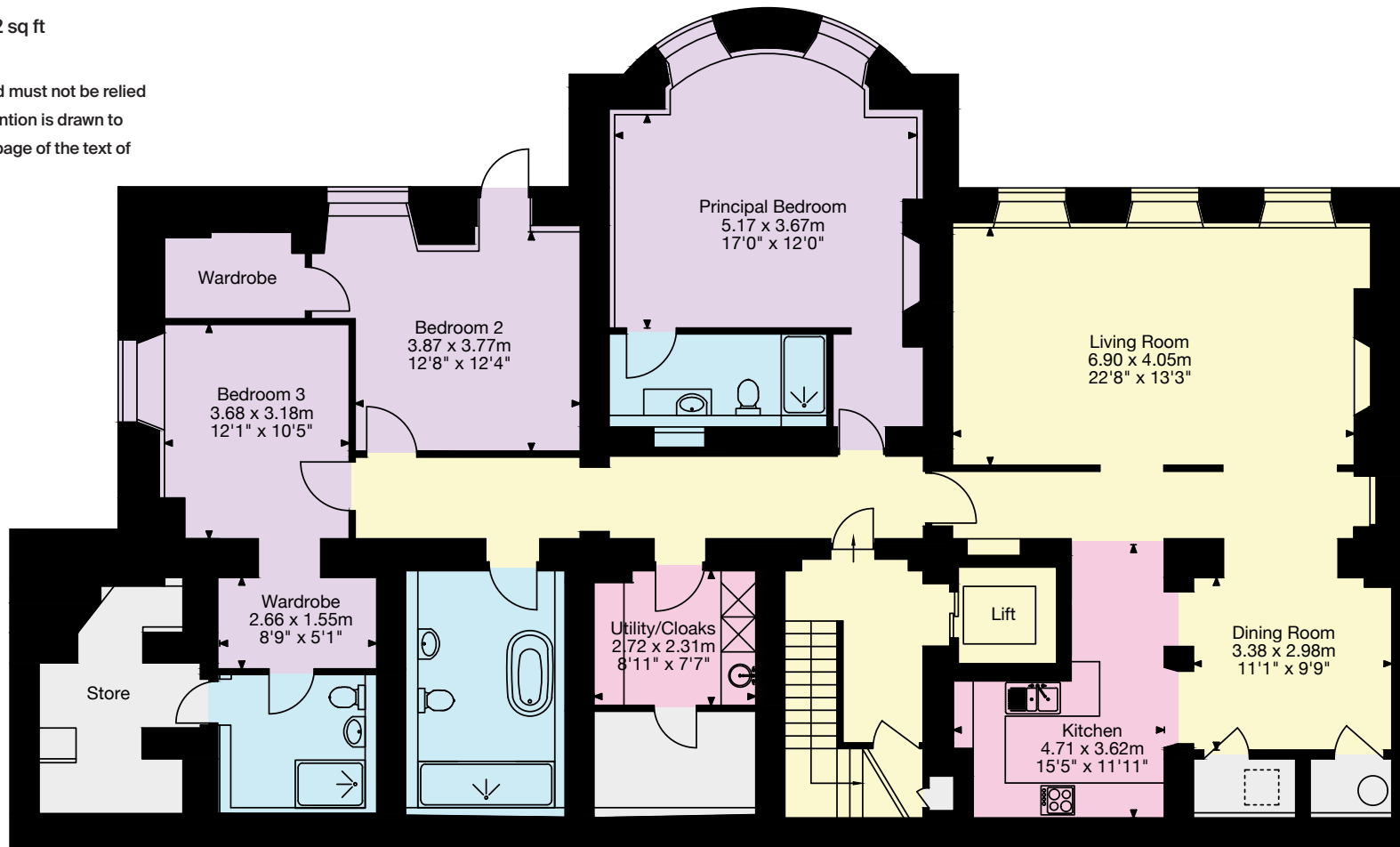
Local schools include Clifton College and Clifton High School and a host of outstanding nurseries. Easy transport links include Clifton Down rail station offering a quick link to Bristol Temple Meads.



## Approximate Gross Internal Floor Area

Total Area = 239 sq m / 2,572 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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Particulars dated February 2022. Photographs and videos dated February 2022.

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