



Chatford House, The Promenade, Clifton

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# An exceptional Grade II listed 3 bedroom apartment in need of refurbishment enjoying parking and extensive communal gardens.

## Location

Chatford house is one of Clifton's most prominent and sought-after residential conversions located on a road containing some of Bristol's most impressive architecture. Grade II listed, this stunning building is believed to date back to the 1840s, with an impressive gravelled in/out carriage drive entrance and beautiful communal gardens to the rear. Close by is a wide range of independent high-quality local amenities including the restaurants, shops and delis of Clifton Village, as well as multiple state and private sector schools just a short walk away. Bristol's iconic Durdham Downs, which provides over 400 acres of recreational space, is located at the end of The Promenade.

## Description

Flat 3 Chatford House is an impressive three bedroom apartment with circa 1600 ft.<sup>2</sup> of accommodation. There is a large degree of natural light and character, with attractive views to the front and rear.

From a wide and welcoming inner hall, a generous sitting room creates the perfect place to entertain or simply to relax with a feature gas fireplace. An additional dining room offers a southerly view, serviced by a large kitchen which is complete with an abundance of wall and base storage and fitted appliances.

There are three bedrooms, each enjoying a westerly orientation, with the principal bedroom affording ample fitted wardrobe space. There is also a sizeable family bathroom with a separate shower.

Accessed from The Promenade, a gravelled in/out driveway gives access to the building and two allocated parking spaces. At the rear, an impressive and established communal garden blends a range of flowering trees and shrubbery with substantial level lawn.

## Property information

**Tenure:** Leasehold, approximately 954 years remaining

**Ground Rent:** £0 per annum

**Local Authority:** Bristol City Council

**Service Charge:** £600pcm

**Council Tax Band:** F



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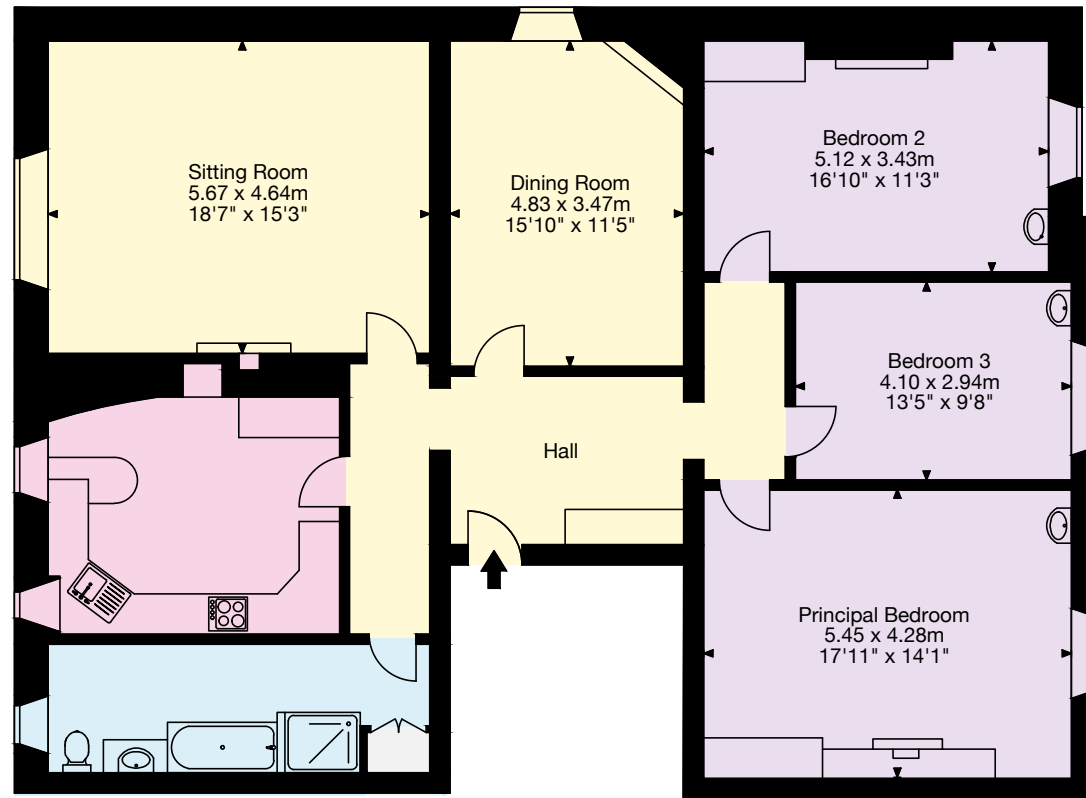
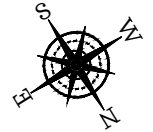
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Approximate Gross Internal Floor Area = 150 sq m / 1,614 sq ft

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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I would be delighted to tell you more

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