



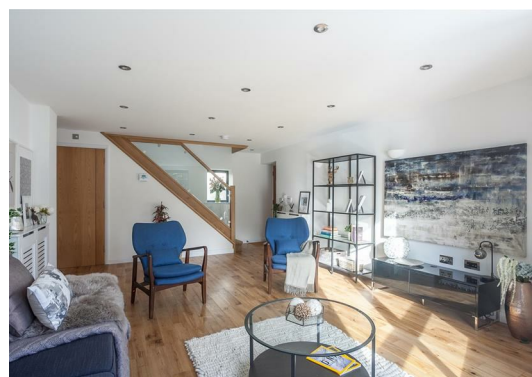
3 Park Place, Clifton, Bristol, BS8 1JW

Guide Price £595,000

A most impressive and beautifully presented grade II listed modern mews house set in a quiet and convenient location close to The Triangle, Whiteladies Road and Clifton Village.

Recently redeveloped to an exceptionally high standard throughout, the light and airy accommodation (1071SQFT) is arranged over two floors and benefits from a private south facing sun terrace looking into the communal gardens of Park Place. Furthermore there is an integral garage, which could provide for additional accommodation if required.

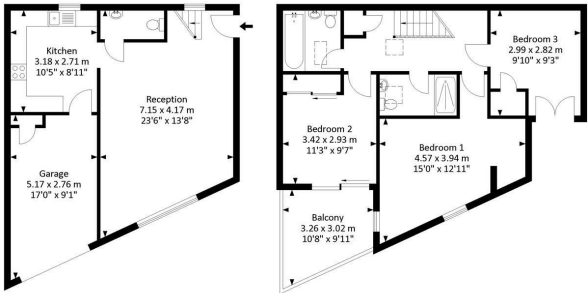
The stunningly presented and contemporary style accommodation includes a part covered courtyard entrance, large spacious reception room with attractive timber floor throughout and a picture window to one end overlooking Park Place and a separate WC. A wall opening to one end of the reception room leads to a beautifully appointed kitchen with impressive marbled floor and part tiled walls. The kitchen includes a comprehensive range of quality oak units with integrated hob, double oven and microwave. Furthermore there is an integrated dishwasher and fridge/freezer. The master bedroom benefits from an attractively finished shower room with a second bathroom serving the remaining two bedrooms, the third of which enjoys a Juliet balcony. Undoubtedly one of the main features of the house is the attractive private sun terrace, with ample room for external dining. This property is offered for sale with no onward chain.



Location
 Park Place is an address held in high regard. This is owed to the uniquely convenient proximity to a wide selection of local amenities and the breath taking example of Victorian and Georgian architecture that forms one of the city's most prized and widely admired localities. The variety of shops, boutiques and restaurants in Clifton Village are within half a mile as well as the choice of further amenities on nearby Whiteladies Road and The Triangle just 100 yards walking distance. Several bus routes provide easy city centre access. Bristol's City Centre is within one mile travelling distance allowing access to the national motorway network via the M32 and rail links to London Paddington from Temple Meads mainline station. The vast expanse of Clifton's Downs can be accessed at the top of Pembroke Road (a miles distance away) as can the historic landmark of Isambard Kingdom Brunel's world famous suspension bridge spanning the Avon Gorge The area is particularly well served for schooling in both state and private sectors, with several within easy walking distance, including Clifton College, Clifton High, BGS, QEH and Christchurch Primary School.

Other Information
 VIEWING: Strictly by prior appointment with Hydes Of Bristol.
 TENURE: We understand the property to be Leasehold for the remainder of a 1000 year lease from 1930
 LOCAL AUTHORITY: Bristol City Council 01179222000
 COUNCIL TAX BAND: TBC
 SERVICES: We understand to be connected to all mains services.
 WEBSITE: www.hydes.co.uk

3 Park Place, Clifton, BRISTOL, BS8 1JW
 Approx. Area 1071.90 Sq.Ft - 99.60 Sq.M(Total area includes garage)



Ground Floor First Floor

For illustrative purposes only. Not to scale.
 This plan has been created using previous drawings as reference material. Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor plan produced by Westcountry EPC.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

