



SARAH CLARK
PROPERTY CONSULTANTS

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GROVE HOUSE, CORNWALLIS GROVE, BRISTOL,
BS8 4DE

Stylish two bedroom apartment available 20th February 2025. This sophisticated apartment is located in a very peaceful setting but is close to the centre of Clifton Village with its range of independent boutiques, fine dining establishments, cafes, bars and general practical amenities.

This elegant apartment benefits from an allocated parking space and residents have use of the beautiful communal gardens.

The apartment has a lovely bright open-plan lounge, kitchen and dining room which has lovely views over the gardens. The two bedrooms are double in size and both have fitted wardrobes. There is a modern bathroom with white suite with bath with shower over.

Located in Cornwallis Grove this Grade II listed building is in a great location for access to both Clifton Village or a pleasant walk down to the bustling harbourside.

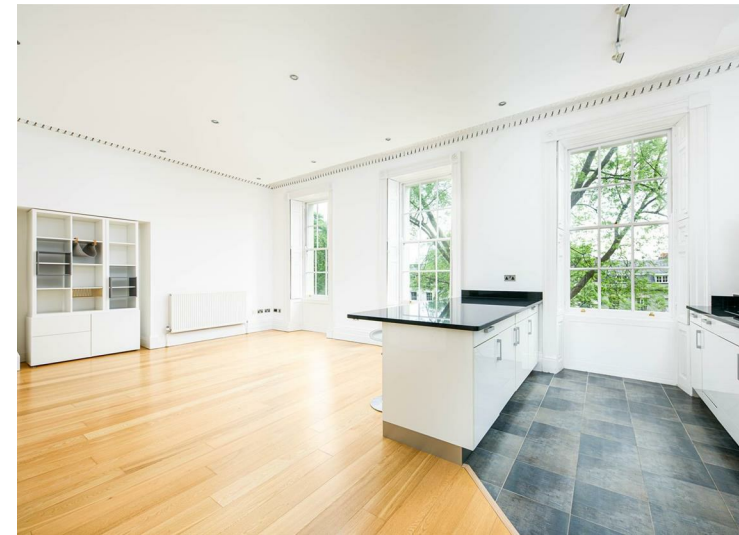
This lovely apartment would suit a professional couple or two sharers.

Please note this apartment has gas central heating served by communal boilers which



Features

- Quiet Clifton Village Location
- Two Double Bedrooms
- Stylish Open-Plan Living Area
- Modern Kitchen with all White Goods
- Allocated Parking Space
- Communal Gardens
- Available 20th February 2025





Lounge/Kitchen/Dining Room

24'11" x 16'11" (7.60 x 5.16)

This stylish room has lovely views over the communal gardens and is light and bright so provides a great living space and is perfect for entertaining. The modern kitchen has a range of wall and base units and is fully equipped with all white goods including electric oven, ceramic hob, fridge, freezer and dishwasher. There is also a very handy walk-in storage cupboard/pantry.

Bedroom One

10'4" x 12'5" (3.17 x 3.80)

This bedroom is situated to the front of the building and has a window to the front and side. There are built-in wardrobes which provide convenient storage.

Bedroom Two

10'10" x 10'5" (3.31 x 3.19)

This bedroom is situated to the side of the building so enjoys views over the communal gardens. There are built-in wardrobes and a useful storage cupboard.

Bathroom

The modern bathroom has a white suite which includes, bath with shower over, wc and basin.

Hallway

The hallway has a cupboard housing the washing machine.

Outside

To the front is a small courtyard and the apartment has its own entrance. There is an allocated parking space and residents have access to the communal gardens.



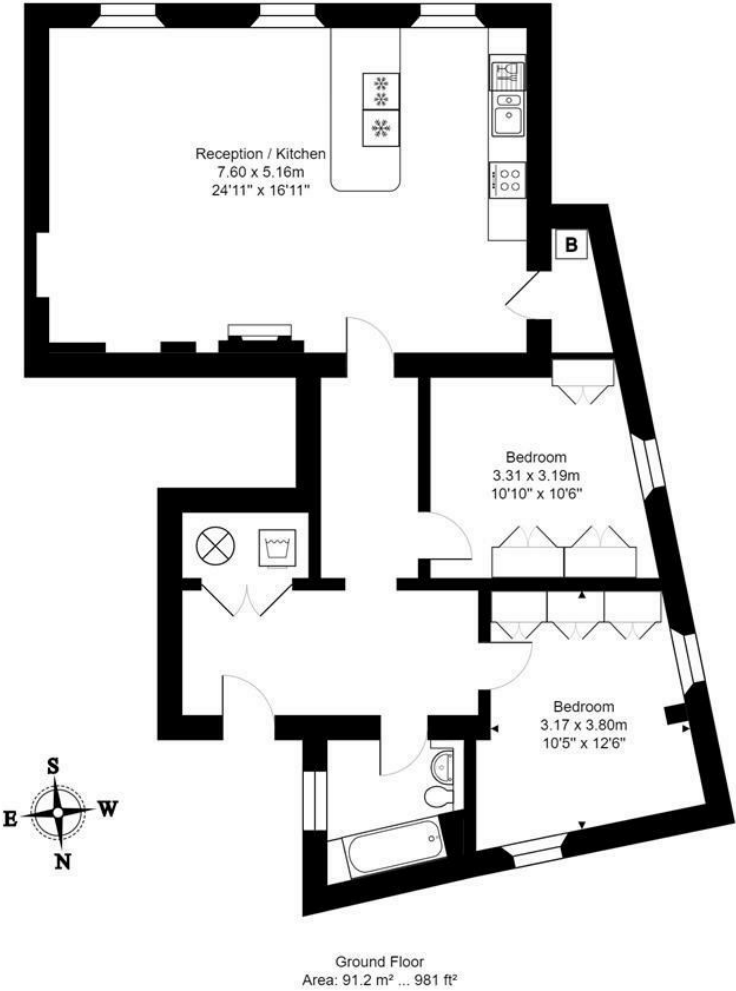
TENURE

SERVICES

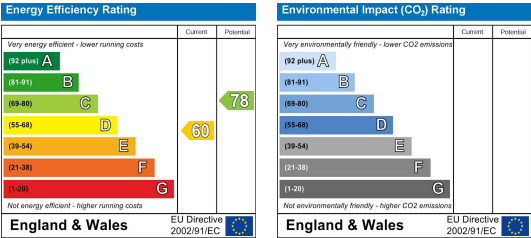
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LOCAL AUTHORITY

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All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.