



 Louise Light  
Property



# Garden Maisonette

13 Caledonia Place

Clifton

BS8 4DJ

*An exquisite and spacious three-bedroom maisonette with a south facing courtyard and access to the beautiful communal gardens.*

## Accommodation

1313.41 Sq Ft – 122.02 Sq M

Private entrance to an arched ceiling hallway

Stunning drawing room with two large sash windows, feature fireplace and deep arched alcoves

Bespoke built kitchen with luxury integrated appliances, feature worktops, lighting, and tiling

Three bedrooms

Beautifully appointed bathroom  
Separate cloakroom

Gas c.h, underfloor heating

----- Outside -----

South facing patio garden, front courtyard with storage vault.

Access to superb communal gardens

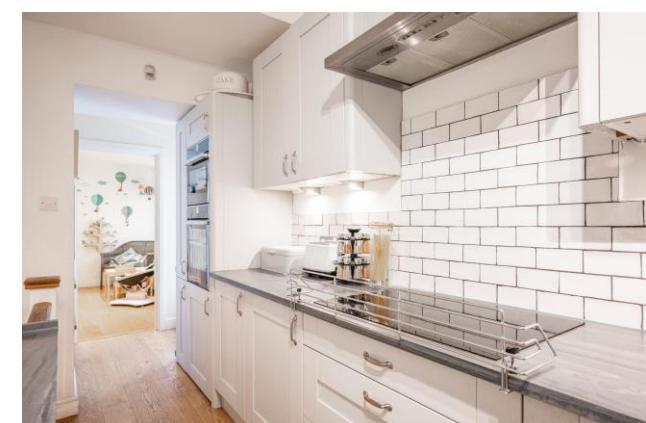
Clifton Village - permit/visitors parking

Well run Management Company - £117 pcm

999-year lease from 29<sup>th</sup> September 1982

Share of Freehold

Price on Application



## Location

The property is situated in undoubtedly one of Clifton's prime residential roads in the heart of Clifton Village. This location is renowned for its fine dining restaurants, boutiques, cafes, and wine bars. Bristol City Centre and the M32 link to the M4/M5 motorway network is approx. 2 miles.

The Clifton Suspension bridge is moments away and provides access to a wide range of recreational facilities to include ; Ashton Court Estate, David Lloyd, Bristol & Clifton Golf Club.

There is a good selection of both private and state schools within the immediate vicinity to include Clifton College, Clifton High School, and Christchurch Primary School.

## Description

This stunning and superbly located Clifton Village apartment forms part of this magnificent Grade II listed Georgian townhouse which overlooks the beautiful communal gardens. The current vendors have completely refurbished and re designed the accommodation to a high standard to combine its period charm with a stunning contemporary finish.

On approach through the private entrance, the hallway features high arched ceilings.

The large sitting room features two large sash windows with window seats, a fireplace, wooden flooring and arched alcoves.

The bespoke kitchen has been beautifully designed and features ample wall and floor units with Silestone marble worktops and luxury integrated appliances to include slide and hide Neff double oven, dishwasher, washing machine, induction hob with extractor hood above and space for an American style fridge/freezer. Further features include contemporary tiling, lighting, and access to the rear courtyard garden.





The light and airy master bedroom has fitted wardrobes, a large floor to ceiling sash window with working shutters overlooking the south facing rear courtyard.

The second bedroom features two sash windows again overlooking the rear courtyard, hardwood flooring and feature lighting.

The family bathroom with its natural stone wall and floor stone tiling comprises of bath with shower over, w.c, wash hand basin, chrome towel rail, feature lighting and extractor fan.

#### **Lower Ground Floor**

A staircase from the kitchen leads down to.

The spacious bedroom two with superb features to include a glass roof light, hardwood floors with underfloor heating, exposed beams, and contemporary lighting. The vaulted area offers excellent storage, and a useful cloakroom completes this floor.

#### **Outside**

The rear courtyard is south facing and features an artificial grass area, a decked terrace incorporating a glass plinth and space for dining table and chairs, ideal for Al fresco dining. There is a second courtyard to the front which has access to a useful storage vault. The beautiful communal gardens can also be found across the road.



**Viewing Strictly by Appointment**

with

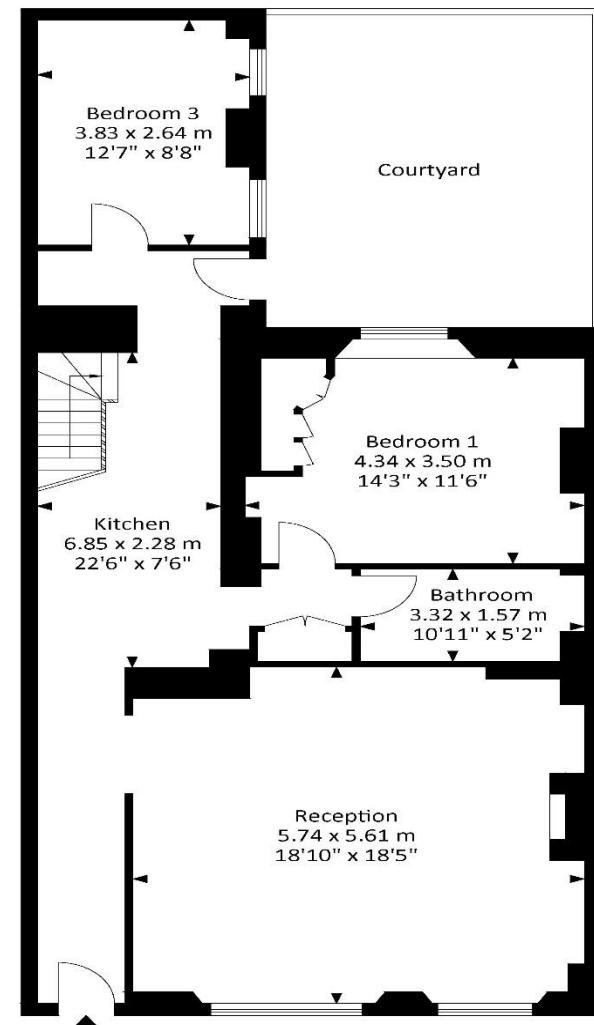
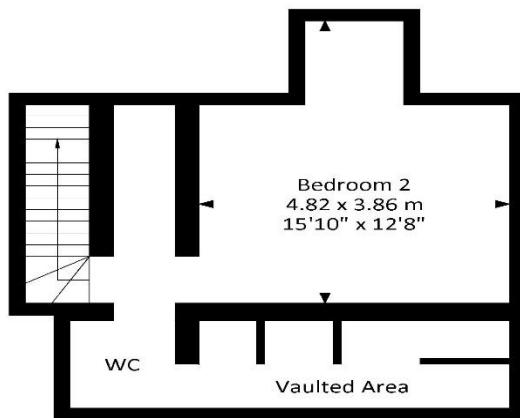
**Louise Light Property**

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# Garden Maisonette, 13 Caledonia Place, Bristol

Approx. Gross Internal Area  
1313.41 Sq.Ft - 122.02 Sq.M



For illustrative purposes only. Not to scale.

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.



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