



SARAH CLARK
PROPERTY CONSULTANTS

FLAT 6, 8 |
RODNEY PLACE, BRISTOL, BS8 4HY

Clifton Village living at it's finest. This impressive second floor, two double bedroom, two bathroom apartment is set in the heart of the extremely popular Clifton Village. This apartment is in a fantastic location with all the amenities of the village right on your doorstep.

The accommodation consists of a bright and airy lounge to the front which has two windows overlooking Boyce's Avenue with it's range of independent shops, boutiques, cafes and restaurants. There are two double bedrooms the master of which has an en-suite shower room.

The kitchen is situated to the rear of the apartment and has great views to the rear across the rooftops of Clifton. The kitchen has an electric oven and gas hob, a range of wall and base units and has space for all white goods including a dishwasher, fridge/freezer and washer dryer.

The family bathroom has a bath with shower over, wc and basin.

This is truly a beautiful apartment and set in a great location in the heart of the village, and within easy distance of the Downs, the iconic Clifton Suspension Bridge and with good transport links to the Centre of Bristol.

Residents parking permits are available from Bristol City Council.

Notes:

- Grade II listed building
- The property is leasehold for the remainder of a 999 year lease which commenced on 2 November 1984
- Freehold vested to the Management Company – Rodney Mansions Limited.

- Managing Agent – Hillcrest Estate Management Limited
- Management charge – c. £180/month
- Ground rent - £25/year

- Outside of building last decorated in 2020
- Internal communal decorations last in 2017

- Council Tax Band D – 2022/2023 = £2,230.37



Features

- Excellent Clifton Village Location
- Two Double Bedrooms
- Master Bedroom with En-suite
- Family Bathroom
- Large Lounge
- Great Views
- Second Floor Apartment
- No Onward Chain





Lounge

16'7" x 19'6" (5.07 x 5.95)

This bright and good sized lounge has two windows to the front with great views across to Boyce's Avenue with its mix of independent shops and cafe's and bars. You know you are in the heart of the village and if you like people watching you can easily do that from the comfort of your home. You can also benefit in knowing you can utilise all the amenities in just a few minutes walk.

Kitchen

9'11" x 9'4" (3.03 x 2.87)

This well equipped kitchen has great views across the rooftops to the rear of the property. The kitchen has an electric oven and gas hob, space and plumbing for dishwasher, washing machine and fridge freezer. There is also a good range of wall and base units for storage.

Bedroom One

11'4" x 15'8" (3.46 x 4.78)

The master bedroom situated at the front of the apartment has great views to the front and is a good sized double. It also has an en-suite with shower, wc and basin.

Bedroom Two

8'5" x 11'6" (2.59 x 3.53)

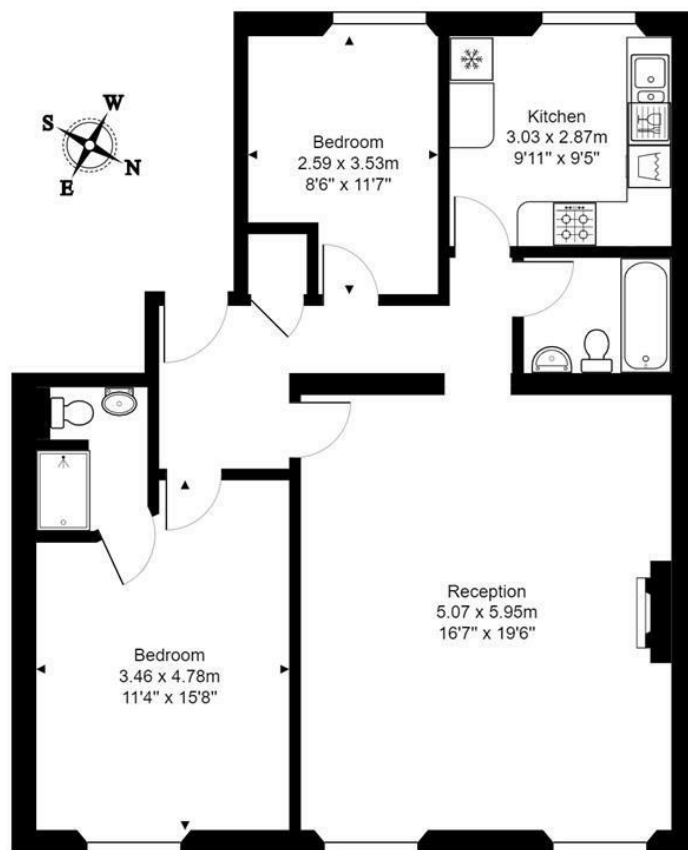
This double room is situated at the rear of the property with views across the rooftops of Bristol.

Bathroom

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



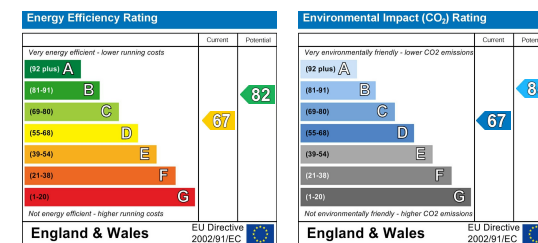
TENURE LEASEHOLD



Second Floor

Total Area: 81.8 m² ... 880 ft²

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.