



**SARAH CLARK**  
PROPERTY CONSULTANTS

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GROVE HOUSE, CORNWALLIS GROVE, BRISTOL,  
BS8 4DE



Stylish two bedroom apartment available 20th February 2024. 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.

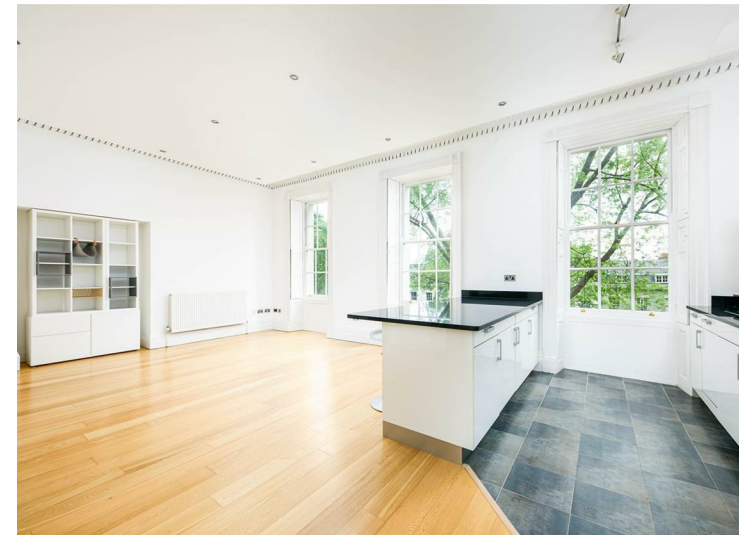
This lovely apartment would suit a professional couple or two sharers.

Council Tax Band E



## Features

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







### 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.



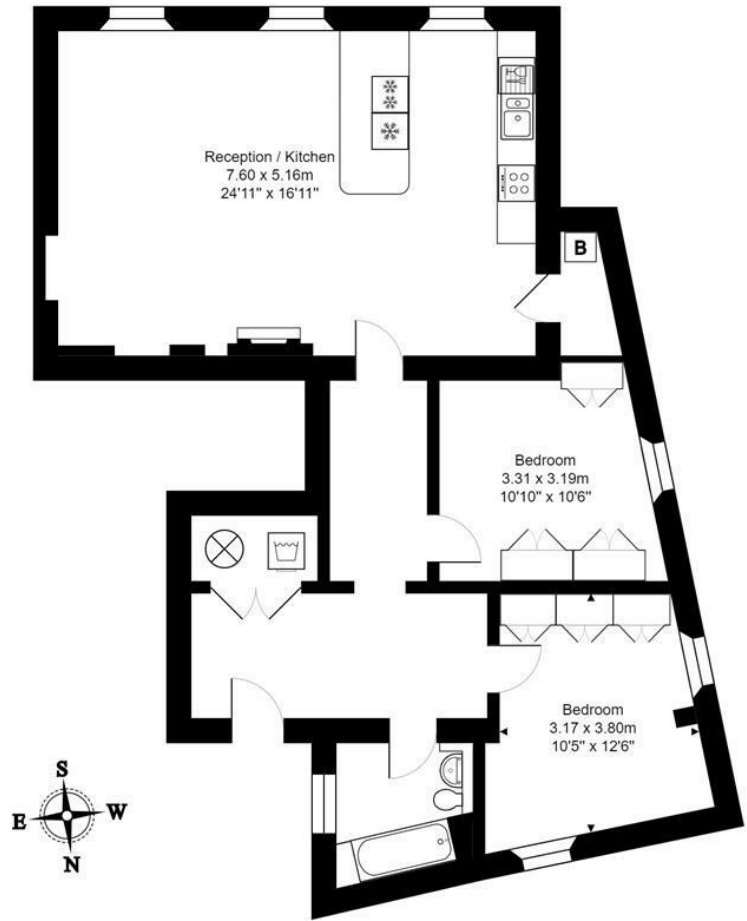
## TENURE

## SERVICES

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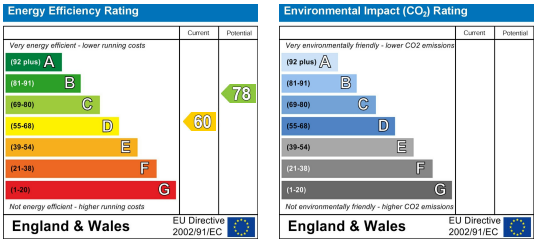
## LOCAL AUTHORITY

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Ground Floor  
Area: 91.2 m<sup>2</sup> ... 981 ft<sup>2</sup>

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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