



SFF, 56 BELLEVUE CRESCENT

BRISTOL
BS8 4TF

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This bright and inviting apartment has been fully refurbished by the current owner, resulting in a stylish home that reflects Cliftonwood's creative and characterful charm. The open-plan kitchen, dining and living area forms the heart of the property, creating a sociable and modern living space that is perfectly suited to contemporary lifestyles. Offered in true "turn-key" condition, the apartment will appeal to buyers seeking a home of quality within a vibrant and close-knit community.

Positioned on the top floor of a Victorian terraced building, the apartment benefits from an elevated outlook with attractive views across the Floating Harbour. The refurbishment has been completed to an exacting standard, seamlessly blending modern fixtures and fittings with retained period features. The result is a well-proportioned home that offers both character and comfort, ideal for modern living.

Bellevue Crescent is a highly sought-after address, prized for its proximity to Bristol's lively waterfront and the charm of Clifton Village, both of which are within easy walking distance. Clifton Village offers an excellent selection of independent shops, cafés, bars and restaurants, while Cliftonwood itself is home to the much-loved local pub, The Lion.

The nearby waterfront provides scenic walkways and ferry connections into the city centre, along with an extensive choice of dining and leisure options. Bristol is renowned for its rich cultural and music scene, as well as its abundance of green spaces, including the expansive Durdham Downs and the Ashton Court Estate, located just across the iconic Suspension Bridge. Outdoor enthusiasts are well catered for, with nearby golf courses, sailing and windsurfing at Baltic Wharf, and a variety of cycling and walking routes.

For commuters, the A4 offers a direct route to the city's commercial centre, with convenient access to the M4 and M5 motorway networks. Bristol Temple Meads provides regular rail services to major cities across the UK, while Bristol International Airport offers flights to numerous European destinations.

ADDITIONAL INFORMATION

Tenure- Leasehold (Share Of Freehold)

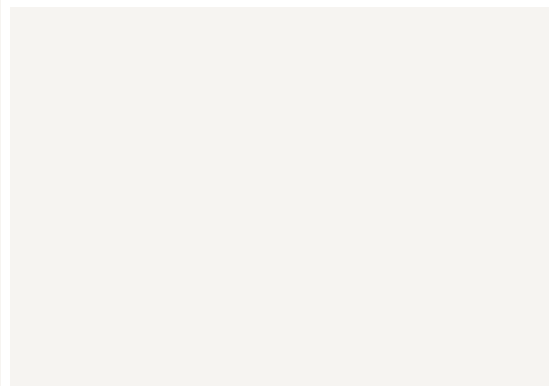
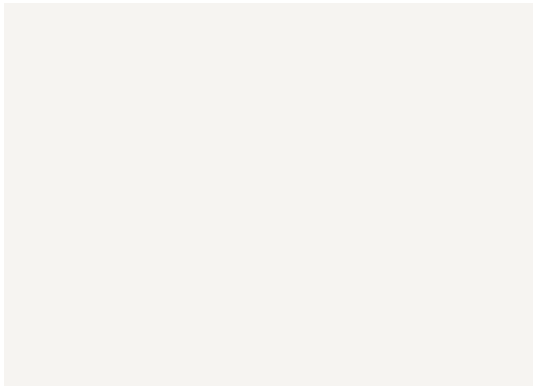
Service Charge- £1200 per annum

Council Tax Band- A (Bristol City Council)

EPC rating D (potential to put C)

Services- Mains Gas, Electric, Water & Drainage





Second Floor



Total area: approx. 51.1 sq. metres (549.8 sq. feet)

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.

Plan produced using PlanUp.

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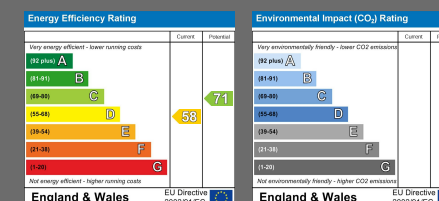
2 BEDROOMS
TENURE - LEASEHOLD

- Beautifully presented two-bedroom apartment
- Open-plan kitchen, dining and living space
- Within easy walking distance of Clifton Village
 - High quality fitted bathroom

1 RECEPTION ROOMS
IN ALL 0.00 SQ.FT

1 BATHROOMS
COUNCIL TAX BAND -

- Comprehensively refurbished to a high standard
- Views across the Floating Harbour
- Offered in turnkey condition
- No onward chain



Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am-4.00pm