



10, St. Vincents Rocks
Clifton Village, Bristol

HAMPTONS
INTERNATIONAL

Beyond your expectations

The exclusive Grade II listed 10 St. Vincents Rocks is situated within its own private, gated development at the end of West Mall, adjacent to Caledonia Place; a prime Clifton Village location with secure allocated parking.

Grade II listed | Two bedrooms | Open-plan kitchen/living area | Master bedroom with ensuite shower room
Further bedroom | Family bathroom | Private south-facing balcony | Lift | Mature communal gardens
Allocated secure parking | Prime Clifton Village location.



Description

The exclusive Grade II listed 10 St. Vincents Rocks is situated within its own private, gated development at the end of West Mall, adjacent to Caledonia Place; a prime Clifton Village location. Initially built as a spa, the complex comprises four grand Georgian buildings that for 200 years were used as The St. Vincent Rocks Hotel prior to being converted into eleven flats and two townhouses in the early '00s.

Once through the electric wrought-iron gates and into the welcoming communal hallway a lift brings you to the first floor, two bedroom apartment. The hallway offers access to all principle rooms. The contemporary open-plan kitchen and reception room offers a generous abundance of light and space due to its triple aspect and large windows. Oak effect flooring and inset spotlights add to the contemporary feel. The kitchen offers wood-effect units with corian worktops as well as an array of integrated electrical goods comprising: oven, gas hob with overhead extractor, fridge freezer, dishwasher and washing machine. The kitchen delivers spectacular views along the entirety of West Mall through to the hustle and bustle of The Mall. A sizeable south-facing decked balcony stretches almost the length of the apartment and can be accessed from the principle living area. Drenched in sunlight, the extensive balcony offers views over West Mall, Caledonia Place and the St Vincents Rocks' own communal gardens.

Along the hall the master double bedroom offers further views of West Mall and a sizeable en-suite fully-tiled shower room. A further bedroom where a sash window provides further lengthy vistas of West Mall could effortlessly be transformed into a study.

The family bathroom offers bath, sink and WC.

Outside

The communal and private south-facing gardens offer a wealth of mature shrubs and trees, as well as a manicured lawn with seating and designated barbeque area. A much-coveted allocated parking space is situated within the development's gated courtyard, an unusual asset within Clifton Village. Further parking is also available within the Residents Parking Scheme.

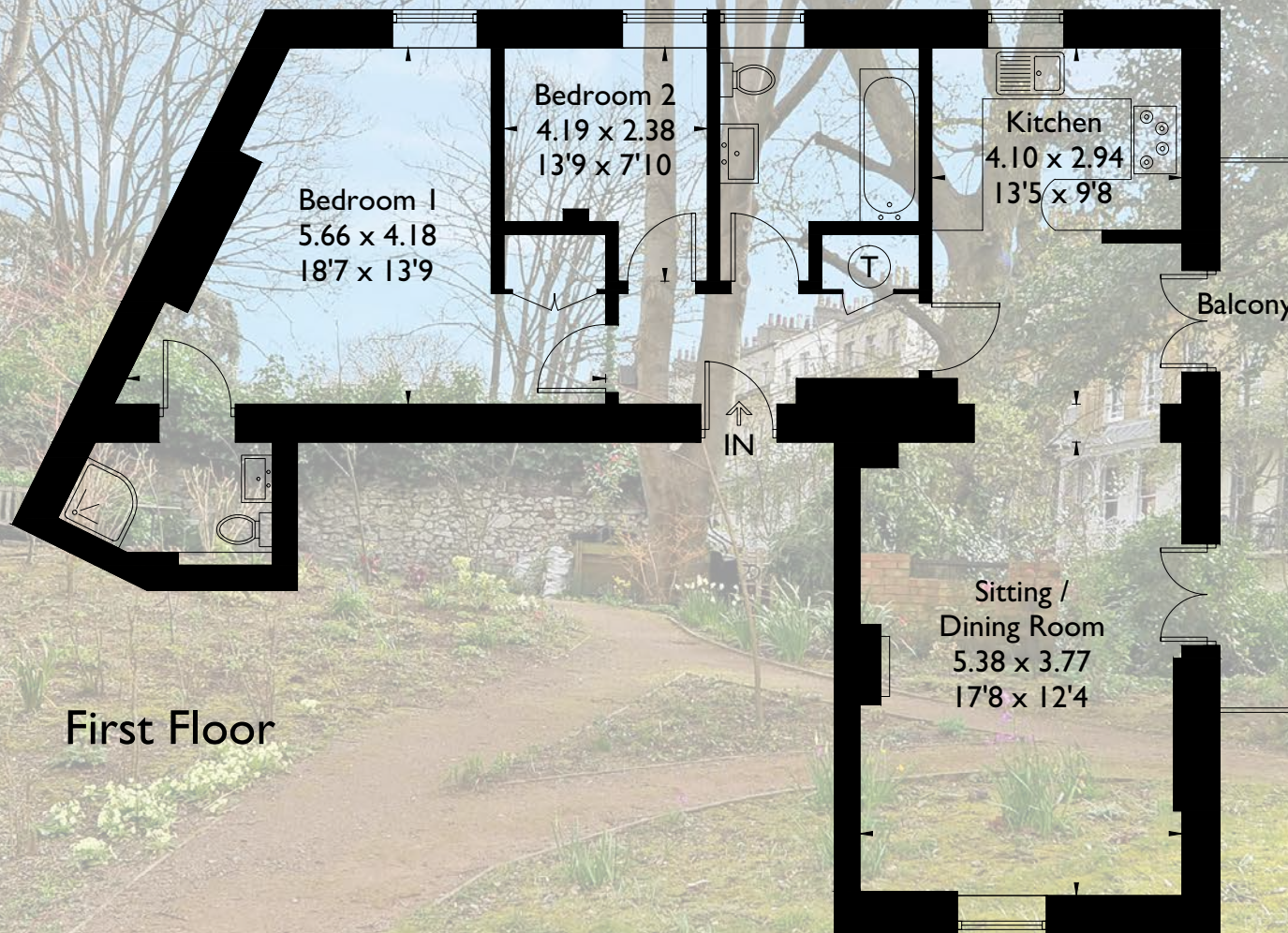
Location

Ideally situated where West Mall meets Caledonia Place, St. Vincent Rocks offers convenient access to the myriad of boutique shops, restaurants, coffee shops, bars and delis that Clifton Village has to offer. The property lies adjacent to the iconic Clifton Suspension Bridge and Observatory Hill, offering open parkland with breath-taking views of the bridge and Bristol beyond. Within ½ mile of the Clifton Suspension Bridge, 5 miles of the M5 and 7 miles of the M4 Motorway the property offers excellent communication links.



West Mall, Bristol

Approximate Gross Internal Area = 75.7 sq m / 815 sq ft



First Floor

Hamptons International

80 Queens Road,
Clifton, Bristol, BS8 1QU
Sales. 0117 901 5591 - bristol@hamptons-int.com

www.hamptons.co.uk

FOR CLARIFICATION, We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these particulars.

HAMPTONS
INTERNATIONAL

Beyond your expectations