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HFF, 19 |
APSLEY ROAD, BRISTOL, BS8 2SH

Presented to a very high standard throughout this 3 double bedroom apartment is an absolute must see! Painstakingly renovated by the current owners to make the most of the period features this apartment is modern, warm and bright and ready for you to just move straight in, unpack and relax.

Situated in this very sought after area in Clifton the apartment is a short distance from the boutiques, shops, restaurants and amenities on Whiteladies Road and Clifton Village. The beautiful open spaces of Durdham Downs are only a short walk away and there is good access to transport links with Clifton Down Station being situated only 0.2 miles away.

The beautiful apartment has the benefit of its own entrance into an attractive hallway which sets the scene for this very stylish home. The accommodation is immaculately presented and has a bright contemporary feel but still retains many period features with working shutters on the sash windows and beautiful cornicing throughout. To the rear of the property is a rather grand reception room with a dining area situated in the bay window which looks out onto the communal gardens. The stylish kitchen is also to the rear and has sleek modern lines and is fully equipped with integrated appliances.

To the front of the apartment are the three great sized double bedrooms each with a bay window and the master having an en-suite shower room and built-in wardrobes. There is also a second bright contemporary shower room located off the main hallway.

This really is a beautifully finished apartment it has a contemporary feel to it and has all the requirements for modern living while still retaining the elegance and age of the building with the restored period features.

Leasehold with remainder of 999 year lease.

Service Charge = £100 pcm

This apartment has been lovingly restored by the owners and includes a new heating system including boiler, new kitchen, shower rooms and updated wiring.



Features

- Immaculate Presentation
- Period Features
- 3 Double Bedrooms
- Master with En-suite
- Grand Reception Room
- Stylish Kitchen
- Good Location
- Communal Gardens





Entrance Hall

This apartment benefits from its own front door which leads into a lovely hallway. The current owners have lovingly added original-inspired floor tiles and carefully selected blue hues, to make it a spacious and airy area. Beautifully decorated, in a way which sets the tone for the rest of the apartment

Reception Room

16'3" x 25'6" (4.97m x 7.79m))

This grand reception room is framed by a beautiful bay window which gives a lovely space for the dining area and overlooks the grassy communal gardens. The spacious room has a contemporary colour scheme, luxuriously plush carpet throughout and retained period features with amazing high ceilings, gorgeous cornicing and restored working shutters. It also boasts a marble surround fireplace as the feature focus of the room, if you can tear your eyes away from the view of the gardens. This is the perfect room for entertaining family and friends.

Kitchen

10'0" x 12'0" (3.05m x 3.66m)

This very stylish kitchen has sleek, modern, lines and is cleverly designed to give a great deal of storage space, with an abundance of wall and base units, integrated appliances, a double oven and induction hob. This is a fabulous room for those serious about cooking.

Shower Room

This modern shower room, with neutral and calming tones, has a large walk-in shower cubicle, basin with vanity unit and WC.

Master Bedroom

10'0" x 12'4" (3.05m x 3.78m)

This beautiful light filled room is situated to the front of the property and has a lovely bay window overlooking the communal gardens, drenching the room in daylight through the daytime. Yet the shutters provide a perfect sleeping experience. The bedroom space has been cleverly utilised to include a built-in wardrobe and cupboard space and has the all important en-suite.

En-suite to Master Bedroom

This modern en-suite has the feel of a luxury hotel shower room and is in pristine condition. It contains a large walk-in shower cubicle, basin with vanity unit and WC. The built-in cupboard houses the new boiler.

Bedroom Two

9'1" x 17'7" (2.78m x 5.36m)

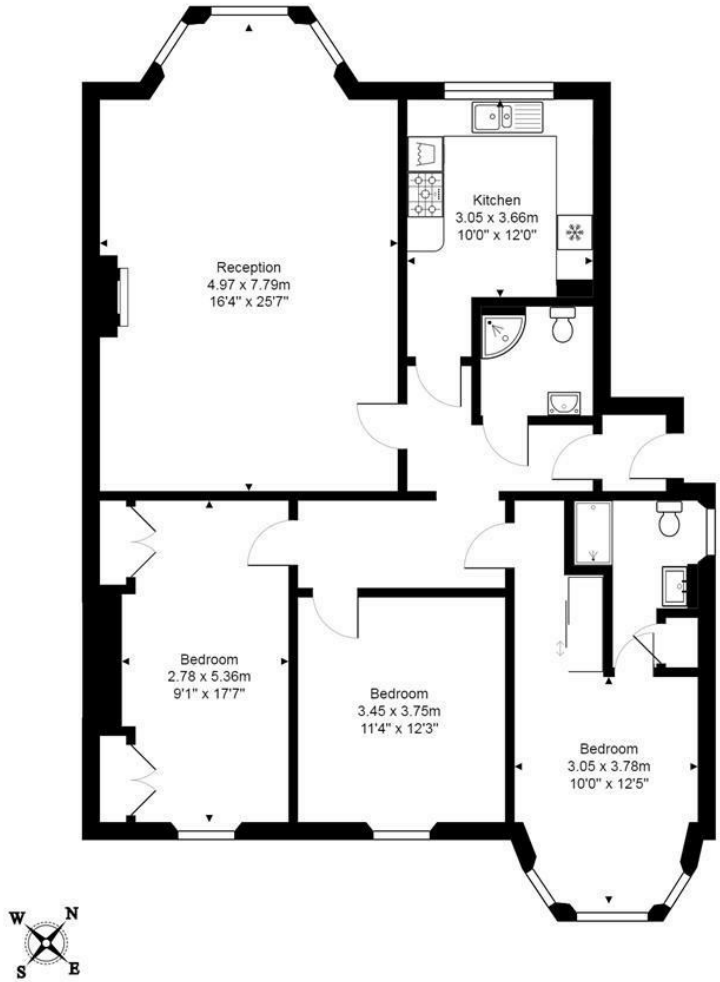
Again with a lovely bay window this good sized double has built-in wardrobes and benefits from natural light through the day. It is beautifully decorated in light contemporary colours.

Bedroom Three

11'3" x 12'3" (3.45m x 3.75m)

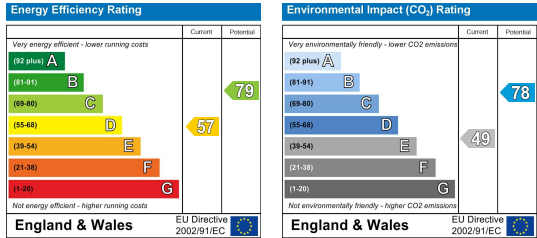
Another pristine bedroom, a good size double with bay window with working shutters. The bedroom overlooks the leafy, front, communal gardens.





Total Area: 115.4 m² ... 1242 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.



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