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CLIFTON PARK ROAD, BRISTOL, BS8 3HN

This two double bedroom apartment is in a great location close to Clifton College, Clifton High School and a short walk into Clifton Village and would make a lovely home for First Time Buyers, Downsizers or a great investment property and is sold with no onward chain.

This great sized apartment could potentially be reconfigured to make three bedrooms and we have a copy of the plans if this is of interest.

Deceptively spacious, as you enter the hallway there is a large store room and also a store cupboard providing that all important storage space so often lacking in apartments.

The lounge with dining area and the kitchen are to the front of the building and the bedrooms and bathrooms are situated at the rear.

The modern kitchen has plenty of storage and built in appliances including a range of wall and base units, gas hob and electric oven, fridge, freezer and washing machine. An archway leads through to the good sized lounge with the additional benefit of a dining area or all important study/home office area.

To the rear there is a modern bathroom with bath with shower over, loo, basin and storage cupboard. The master bedroom to the rear of the property has a very useful en-suite shower room.

Outside there is an allocated parking space.

The apartment is situated in a quiet road a short walk to Clifton Village with its vast array of restaurants, cafes, bars, independent boutiques and shops. It is also walking distance to the Clifton Suspension Bridge, the Ashton Court estate and the Downs. Also well placed for Whiteladies Road and access to Clifton Down Station.

Council Tax Band = C

A new 999 year lease was created in 1999.

There is a formal management company and each of the 3 flat owners are Directors.

There are no monthly management charges. The flat owners prefer to schedule and pay if works are required.

Share of buildings insurance is approx £730 per year.

EPC = D



Features

- Two Double Bedrooms
- No Onward Chain
- Master Bedroom with En-suite
- Allocated Parking Space
- Fully Equipped Kitchen
- Clifton Village Location





Lounge

14'0" x 14'5" (4.27 x 4.40)

This lovely lounge has windows to the front aspect and an archway leading to the kitchen. There is the added benefit of quite a good sized dining area or possibly an area for a home study rather than using the spare bedroom.

Dining Area

6'11" x 10'1" (2.11 x 3.08)

Through an archway and situated to the rear of the lounge this area would be perfect for entertaining or could potentially be used as a home study.

Kitchen

9'4" x 10'8" (2.85 x 3.26)

This modern kitchen is fully equipped with a range of wall and base units, gas hob and electric oven, integrated fridge, freezer and washing machine.

Master Bedroom

12'7" x 12'9" (3.86 x 3.91)

The master bedroom still retains the wooden beams reminiscent of when this was the Hay Loft. This lovely double room with window to rear aspect also has an en-suite shower room with shower cubicle, wc and basin and window to side aspect.

Second Bedroom

13'7" x 8'5" (4.16 x 2.57)

This double room is neutrally decorated and has a window to rear aspect.

Family Bathroom

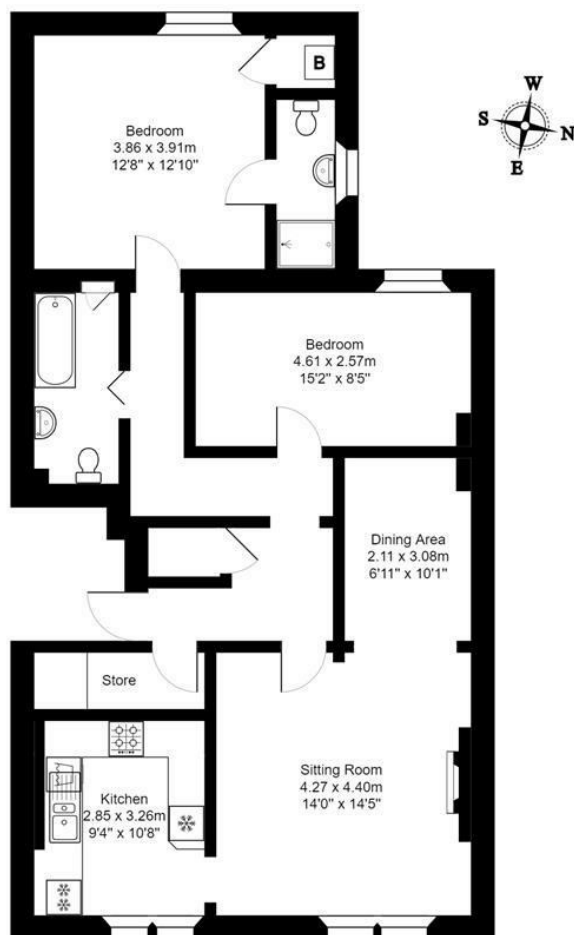
This brightly tiled bathroom has bath with shower over, wc and basin and storage cupboard.

Outside

Allocated Parking Space



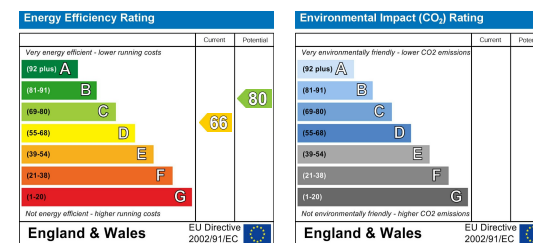
TENURE LEASEHOLD



First Floor

Total Area: 92.9 m² ... 1000 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.