



SARAH CLARK
PROPERTY CONSULTANTS

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ABERDEEN ROAD, BRISTOL, BS6 6HU

A beautiful, light-filled hall-floor apartment in a fantastic spot just off Whiteladies Road, right on the edge of Redland, Clifton, and Cotham.

This is one of those flats that just feels right as soon as you step in. High ceilings, huge sash windows, and gorgeous period details give it a wonderful sense of space and character. It has a large lounge to the front and modern spacious kitchen/breakfast room, two bedrooms, a modern bathroom and lots of thoughtful updates that make it easy to move straight in.

The location is convenient for all the local amenities, it is just around the corner from the independent shops, cafés, and restaurants of Cotham Hill, and moments from Whiteladies Road and Clifton Down. Perfect if you want everything on your doorstep: Bristol University, the city centre, Clifton Down Station and even the open green spaces of the Downs are all within easy reach.

Notes:

Council Tax Band = C

EPC = D

Service Charge = £75 pcm including ground rent.

Share of Freehold

Front Garden is shared by the 3 flats and a gardener attends every 6 months.



Features

- No Onward Chain
- Hall Floor Apartment in Georgian Building
- Large Stylish Kitchen/Breakfast Room
- Bright Light Lounge
- Two Bedrooms
- Modern Bathroom



Sitting Room

17'7" x 12'8" (5.36 x 3.88)

An impressively spacious and elegant room at the front of the building. Natural light pours in through a large sash window set back from the street, giving you a sense of privacy as well as brightness. Original moulded coving and a striking cast iron fireplace with painted surround add character and warmth.

Kitchen

14'6" x 12'2" (4.42 x 3.72)

Fully refurbished to a high standard by the current owners, this is a fantastic space to cook, eat, and entertain. It's big enough for a dining table and chairs. There are sleek new units, an integrated washing machine and fridge/freezer, plus beautiful quartz worktops with a ceramic sink and swan-neck tap. A feature fireplace and classic sash window complete the room's stylish look.

Principle Bedroom

14'4" x 13'8" (4.38 x 4.19)

A large, peaceful master bedroom at the rear with three big windows that fill the room with natural light and give you a lovely view over neighbouring gardens. Plenty of space for a king-size bed and furniture, with soft carpets and traditional moulded skirting.



Bedroom 2

9'7" x 7'9" (2.94 x 2.37)

This second bedroom is ideal as a guest room or to provide an invaluable home office.

Bathroom

10'7" x 7'3" (3.23 x 2.22)

Bright and thoughtfully finished with modern flooring, a sash window looking out over the garden, and a simple, stylish suite: panelled bath with shower over, floor-standing basin, WC, and a Worcester combi boiler.

TENURE LEASEHOLD

Hall Floor
Approx. 80.8 sq. metres (869.7 sq. feet)



Total area: approx. 80.8 sq. metres (869.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		57	74
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

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.



SARAH CLARK
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t: 0117 4522400
Sarah Clark Property Consultants
159B Whiteladies Road, Clifton, Bristol BS8 2RF

www.sarahclarkproperties.co.uk