



SARAH CLARK
PROPERTY CONSULTANTS

GARDEN FLAT, 20 |
BEAUFORT ROAD, CLIFTON, BS8 2JY

A beautifully presented two-bedroom garden flat, set in this handsome period property in the sought after area of Clifton. With a thoughtfully designed layout and a private and pretty rear garden, this property is ideal for those seeking a sophisticated home close to Clifton Village and the Downs.

The accommodation offers a combination of period elegance with modern design. The large bright lounge is situated to the rear of the property and is positioned to maximise the benefits of the rear garden, with french doors leading to the rear patio this is a lovely space for relaxing and entertaining.

The central hallway is large enough to be used as a dining hall or study area - enhancing the sense of space and flexibility.

The modern kitchen is fully equipped with a range of wall and base units for storage and has integrated appliances including, range cooker, dish washer, fridge and freezer and wine cooler. There is also an additional utility area outside.

The two bedrooms are situated to the front of the property and the master benefits a large bay overlooking the front garden. The second bedroom could also function well as a guest bedroom or home office.

The contemporary shower room has been finished to a high standard and has a walk-in rainfall shower, floating basin, wc with concealed cistern and modern tiling throughout.

The real highlight of the property is the private rear garden, attractively planted with fruit trees and mature shrubs and with a mix of lawn and patio areas. This tranquil outdoor retreat is perfect for morning coffee, summer entertaining, or quiet evenings outdoors.

The property is in a great location close to both Clifton Village and Whiteladies Road with a large array of independent shops, cafes and restaurants. A short walk to the scenic Durdham Downs and Suspension Bridge and with excellent transport links and close to Clifton Down Station. This is an outstanding location for professionals, couples and downsizers.



Features

- No Onward Chain
- Two Bedroom Apartment
- Private South Facing Rear Garden
- Modern Fully Equipped Kitchen
- Contemporary Shower Room
- Large Light Lounge
- Master Bedroom with Large Bay
- Clifton Location





Lounge

17'7" x 19'7" (5.36 x 5.99)

The large bright lounge is situated to the rear of the property so that you can have maximum enjoyment of the garden. The large lounge is neutrally decorated with wooden flooring throughout.

Kitchen

5'10" x 14'9" (1.79 x 4.51)

The modern kitchen is fully equipped with a range of wall and base units for storage and has integrated appliances including, range cooker, dish washer, fridge and freezer and wine cooler. There is also an additional utility area outside.

Hall/Dining Room

15'3" x 7'10" (4.65 x 2.39)

This spacious area could be used as a dining hall or a useful home study area.

Bedroom One

12'11" x 19'10" (3.96 x 6.07)

This magnificent bedroom has neutral decoration and carpet and benefits a bay window looking onto the front garden. There are two built-in storage cupboards.

Bedroom Two

8'6" x 12'2" (2.61 x 3.72)

The second bedroom has neutral decoration and carpet throughout.

Shower Room

The contemporary shower room has been finished to a high standard and has a walk-in rainfall shower, floating basin, wc with concealed cistern and modern tiling throughout.

Outside

A pretty rear garden with a mix of lawn and patio areas and planted with apple and pear trees and mature shrubs.

There is also access to the utility area housing the washing machine and further communal storage area.

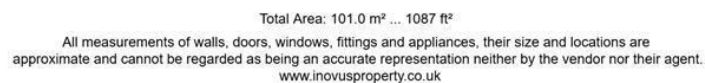
Notes

Annual Service Charge = £1200

Approx. £10,000 in Maintenance Fund



LEASEHOLD - SHARE OF FREEHOLD



Energy Efficiency Rating

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		

Environmental Impact (CO₂) Rating

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.