



**SARAH CLARK**  
PROPERTY CONSULTANTS

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ANGLESEA PLACE, BRISTOL, BS8 2UN

This attractively presented top floor apartment is ideally situated in the ever-popular Clifton area, just a short stroll from Whiteladies Road with its wide range of independent shops, cafes, restaurants, and excellent transport links.

The well-arranged accommodation offers an inviting open-plan living space with a fully fitted kitchen including a washer dryer, freestanding fridge freezer, electric oven and gas hob—perfect for modern living and entertaining.

The spacious double bedroom benefits from a walk-in wardrobe and a sleek en-suite shower room, providing both comfort and practicality.

Further benefits include gas central heating and residents parking permits available via Bristol City Council.

This lovely apartment would make an ideal first-time buy, investment, or convenient city base—offered with no onward chain.

Tenure: Leasehold - 989 years remaining

Council Tax Band: B

EPC Rating: C

Service Charge = £100 pcm

Ground Rent = £50 pa



### Features

- No Onward Chain
- One Double Bedroom
- Well Presented Apartment
- Fully Equipped Kitchen
- Modern En-suite Shower Room
- Close to Whiteladies Road and The Downs





### Reception/Kitchen

16'9" x 13'3" (5.12 x 4.06)

Bright and open living space ideal for relaxing or entertaining. The kitchen area is fully fitted with modern appliances, including: Electric oven with gas hob, Washer dryer, Freestanding fridge freezer

The kitchen is designed for functionality and ease of use within a sociable layout and is great for entertaining.

### Bedroom

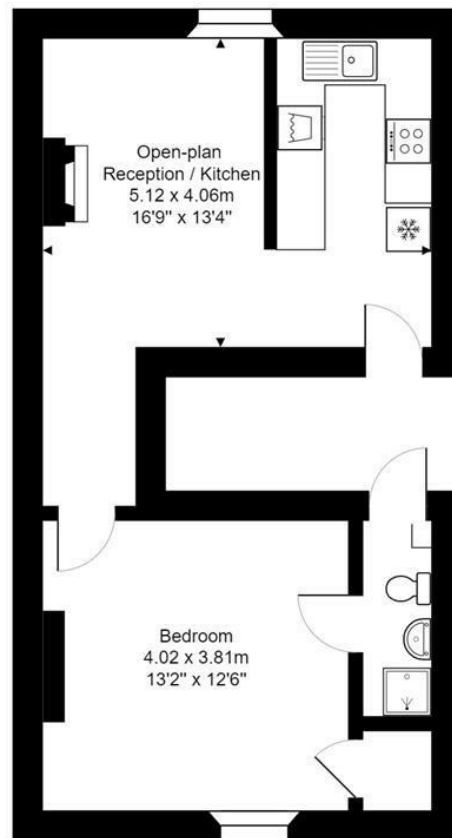
13'2" x 12'5" (4.02 x 3.81)

Generously sized double bedroom offering plenty of natural light. Features a walk-in wardrobe, providing excellent storage.

### En-Suite Shower Room

The en-suite shower room is conveniently accessed from the bedroom. It has modern fittings and a clean, contemporary finish.





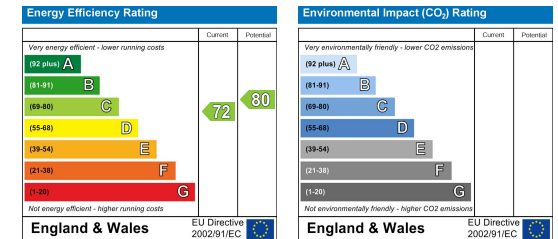
Second Floor  
Area: 43.0 m<sup>2</sup> ... 463 ft<sup>2</sup>

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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## TENURE LEASEHOLD - SHARE OF FREEHOLD



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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