



SARAH CLARK
PROPERTY CONSULTANTS

GROUND FLOOR FLAT 3, 40 |
COLLEGE ROAD, CLIFTON, BS8 3HX

Open Day - Saturday 20th September - Please call the office to book your appointment.

This well-arranged apartment offers generous accommodation across two levels, with plenty of scope for personalisation.

On the ground floor, the reception room is light and welcoming, with doors leading directly onto the private patio garden – a fantastic feature and a rare find in this part of Clifton. The kitchen is conveniently positioned just off the reception, while the adjoining snug provides a flexible additional space that could be used as a reading area or to create a small home office.

The bedroom is a comfortable double, with some built-in storage, good proportions and natural light.

The lower ground floor is home to the bathroom, complete with bath, WC, and basin and cupboard housing the washing machine.

The apartment offers a superb opportunity for buyers to create a stylish home in a highly sought-after location.

Just moments from the boutiques, cafés, and restaurants of Clifton Village and within easy reach of the open green spaces of The Downs, this property combines the best of city living with a relaxed village feel.

Notes:

Share of Freehold

Lease approx 968 years remaining

EPC - tbc

Council Tax Band = B

Service Charge = £100 pcm

Management Company run by flat owners

No maintenance scheduled

Owner has said there is approx. £20,000 in maintenance fund



Features

- Great Location Close To Clifton Village and The Downs
- One Double Bedroom
- Private Patio Garden
- Fully Equipped Kitchen
- Versatile Reception Room
- No Onward Chain





Reception Room

13'3" x 8'3" (4.05 x 2.54)

A bright living space with doors opening directly onto the private patio garden, creating an easy flow between indoors and outdoors and providing a lovely space for both relaxing and entertaining.

Snug

6'11" x 6'9" (2.12 x 2.06)

This additional space adds to the versatility of the reception room and provides a lovely extra space which could be used as a reading area or to create a home office.

Kitchen

The compact and functional kitchen has a range of wall and base units providing a good amount of storage, gas boiler, electric oven and hob and space for fridge. Whilst very practical and useable the kitchen would be perfect for updating to suit more modern tastes.

Bedroom

12'5" x 11'6" (3.79 x 3.51)

The generous double bedroom has some built-in storage and great proportions so provides a good sized welcoming space.

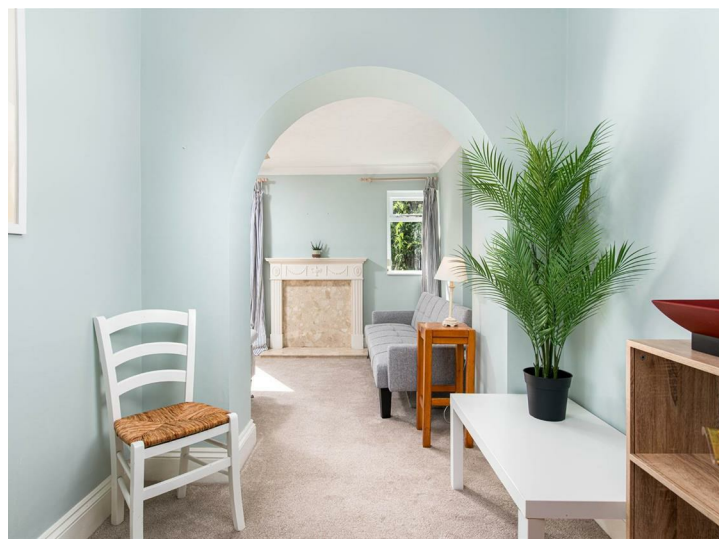
Bathroom

The bathroom is on the lower ground floor and adds to the charm of the apartment, again it could potentially be upgraded to reflect a more modern style. With good proportions containing a bath with shower over, wc and basin there is also a cupboard providing additional storage and housing the washing machine.

Patio Garden

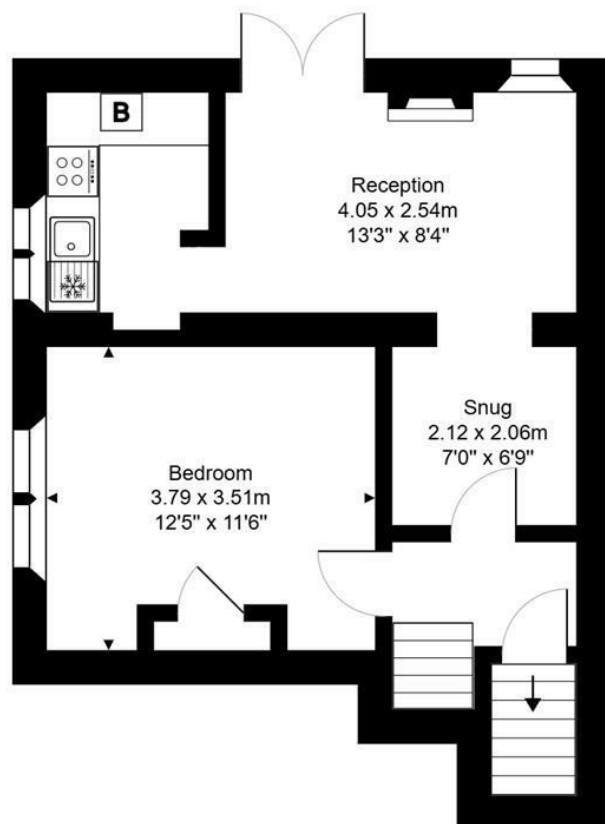
The private patio garden is a real gem and quite rare in this area, it provides a lovely additional relaxing and entertaining space.

There is also a private entrance to the rear garden so great for bringing in bikes and heavy shopping directly to your apartment.



TENURE

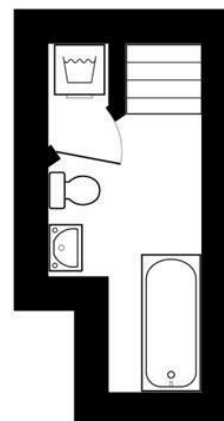
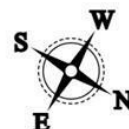
LEASEHOLD - SHARE OF FREEHOLD



Ground Floor
Area: 41.9 m² ... 450 ft²

Total Area: 48.0 m² ... 517 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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Lower Ground Floor
Area: 6.2 m² ... 67 ft²

| 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 | | | |
| (21-26) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 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.