

TOP FLOOR FLAT

41 ST JOHN'S ROAD
CLIFTON, BRISTOL
BS8 2HD



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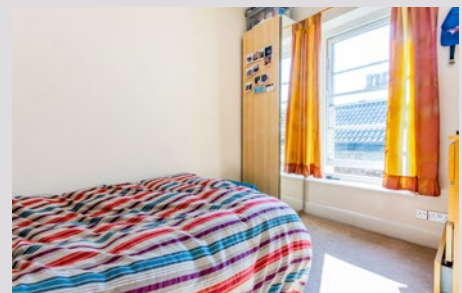
TOP FLOOR FLAT

41 St John's Road, Clifton,
Bristol, BS8 2HD

A particularly spacious 3 bedroom top floor apartment in this popular tree lined road, just off Whiteladies Road.

- • Communal entrance hall
- Staircase approach
- Entrance hall
- Spacious reception
- Spacious kitchen/breakfast room
- Three bedrooms
- Family bathroom
- Walking distance of all local amenities and Clifton Down train station.
- EPC Rating = E





Description

Approached via a short path to the front door and communal staircase approach to the top floor. The property opens in to a spacious entrance hall with both the kitchen/breakfast and reception to the front, overlooking St John's Road.

The reception has full height sash windows, a feature fireplace with book shelving to either side. The reception provides ample space for sitting and dining. Adjacent is the good size kitchen/breakfast room with sash window to the front. The kitchen is fitted with a good range of floor and wall units, four ring gas hob and electric oven, single drainer stainless sink unit

with plumbing for washing machine and dishwasher. Freestanding fridge/freezer, wood effect laminated flooring, and a deep walk in cupboard. There are three good size bedrooms all of particularly good proportions, which are served by a family bathroom. There are communal gardens to the front and rear of the property for use by all owners.

St John's Road is close to a wide range of amenities available from both Whiteladies Road and Clifton Village. There are supermarkets in proximity as well as a range of boutiques and hostelrys. For sport and leisure there are health clubs and tennis

clubs nearby as well as schools, state, independent, primary and secondary. North West Bristol is blessed with significant parkland and within a short stroll Durdham Downs offers 400 acres of open recreational space. There are good transport links to Bristol's commercial centre and the motorway networks and Bristol has two mainline train stations, the nearest of which is Bristol Temple Meads.

Agent's Note

We wish to inform prospective buyers of this property that the seller is related to an employee of Savills.



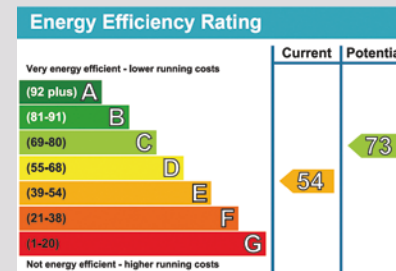
TOP FLOOR FLAT, 41 ST JOHN'S ROAD

Gross Internal Area (approx):

85.8 sq m / 923 sq ft

Including Limited Use Area (1.3 sq m / 14 sq ft)

For identification only. Not to scale.



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