



A stunning first floor apartment occupying an entire floor

Pembroke Road, Clifton, Bristol, BS8

Share of Freehold

savills

Entrance Hall • Sitting room • Hand built kitchen •
Master en suite bedroom • Two further bedroom •
Family bathroom • Off street parking

About this property

The accommodation is tastefully presented and decorated to enhance the attractive period features.

The apartment is approached via an external staircase with private entrance directly to the apartment. A short flight of stairs lead to the entrance hall with attractive arched ceiling architrave, Kahrs engineered Walnut flooring runs throughout the entrance hall and sitting room.

The sitting room is a spacious airy room situated to the front of the building with three full height sash windows with fitted Venetian blinds, ceiling cornice and rose, and an attractive period style fireplace with open fire. The kitchen /breakfast room is also situated at the front of the building with two full height sash windows again with fitted Venetian blinds. The kitchen is a hand crafted shaker style with painted base and wall units and contrasting black granite work surface and Fired Earth "crackled glazed" metro wall tiles. Fitted 4

ring Bosch gas hob with Bosch double oven and extractor; stainless steel under-mounted sink unit with Hansgrohe mixer tap, Bosch integrated dishwasher and Hotpoint integrated fridge/freezer, additionally there is a full height larder dresser. A door opens to utility with washing machine and tumble dryer, Valiant condensing combination boiler and ample storage space. Both kitchen and utility have attractive Cepes limestone floors.

The master bedroom and second bedroom are situated to the rear of the building and are both of a very good double size with elegant full height sash windows again with Venetian blinds and ceiling cornice. The master bedroom has an attractive en suite shower room with limestone wall and floor tiles, "Warm Up" under floor heating and Pozzi Ginori sanitary ware, including back to wall W.C. and wash hand basin. Both the walk in shower and basin feature Hansgrohe Axor Starck fittings.





The third bedroom is also a double and is situated to the side of the building with two full height sash windows and ceiling cornice. This is an attractive room and would be ideal as a study, dining room or third bedroom. The main family bathroom is finished with azul valverde Portuguese limestone wall tiles with charcoal grey Porcelanosa ceramic floor tiles and Warm Up under floor heating. The bathroom is fitted with Pozzi Ginori sanitary ware, a Bette Form steel bath with shower over and glazed screen and Hansgrohe Axor Starck taps.

To the outside is an allocated off street parking space.

Local Information

Situated just opposite the entrance to Guthrie Road there is excellent local shopping on Whiteladies Road with a more comprehensive range of shops at Clifton Down. Clifton Village is a stones throw away with a wide variety of shops, restaurants and boutiques, and within easy walking distance of the 400 acres of Durdham Downs. Close notable landmarks include Brunel's Suspension Bridge which provides quick access to North Somerset with its many walkways, bridle paths and outdoor activities at Ashton Court etc as well as good communication links to Bristol International Airport, the M5 and M32 road network.



Tenure

Share of Freehold

Local Authority

Bristol City Council, Bristol

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.
Telephone: +44 (0) 117 933 5800.

100B Pembroke Road, Clifton, Bristol, BS8 3EQ

Gross internal area (approx)

122 sq m / 1313 sq ft

For identification only. Not to scale.

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First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	EU Directive 2002/91/EC	

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