



An ideal home or pied a terre in a superb BS8 location.

**Tempus, 73 Oakfield Road, Bristol, BS8**

£445,000 Leasehold (994 years remaining)

savills

Open plan living room • Modern kitchen with integrated Smeg appliances • Principal suite • Second bedroom • Modern family bathroom • Highly sought after Whiteladies Road location • Offered with no onward chain • Off street parking for one car • Secure bicycle storage • Large communal roof terrace

#### Local Information

Flat 12, Tempus is located in a prime location in the heart of fashionable Whiteladies Road which includes a myriad of supermarkets, bars, boutiques and bistros within a short walk as well as an M&S Simply Food store on the ground floor. The Everyman Cinema is 110 meters down the road. The location is also in close proximity to the Clifton Lido for outdoor swimming and to Durdham Downs, which has 400 acres of open recreational space. The A4018 is the main arterial road to Bristol's commercial centre, as well as the motorway networks: M4 and M5. There are rail services from Clifton Down serving Bristol Temple Meads, which is approximately one mile distant and has an extensive schedule to cities nationwide.

#### About this property

Flat 12, Tempus is a light and modern apartment finished to a high spec in a very sought after Clifton location. Built by Galliard Homes in 2018, Tempus is a new boutique development, designed to seamlessly complete an existing Grade II listed Georgian terrace. This exclusive development is home to only fourteen apartments.

Flat 12 is located on the third floor and offers great cityscape views. The entrance to the flat offers engineered oak flooring throughout, spot lighting, an intercom system and a large

storage cupboard housing the boiler and fuseboard.

The living room is immediately on the left and is light and spacious with engineered oak flooring, spot and under-counter lighting and two double glazed sash windows with blinds. The modern kitchen offers integrated Smeg appliances including a fridge freezer, washer/dryer, dishwasher, oven/grill, four ring ceramic hob and built-in microwave. There are stone worktops with an integrated sink unit and ample cupboard and drawer space.

The principal suite, located off the hall to the left, is carpeted and of an excellent size with spot lighting, a large built-in wardrobe and lots of natural light via large, double glazed windows with blinds offering great Clifton cityscape views. There is a modern en-suite with underfloor heating, walk-in shower, WC, towel radiator, sink, wall cabinet with mirror and floor to ceiling tiling.

The second bedroom is also of an excellent size and is carpeted with a large window with blinds offering the same lovely views.

The family bathroom, off the hall to the right, is contemporary and spacious with a bath tub, underfloor heating and the same fittings as the en-suite.

There is off-street parking for one car to the front of the property as well as secure bicycle storage. All residents at Tempus have access to a large communal roof terrace to the rear of the building.



**Tenure**

Leasehold (994 years remaining)

**Local Authority**

Bristol City Council, Bristol

**Energy Performance**

EPC Rating = B

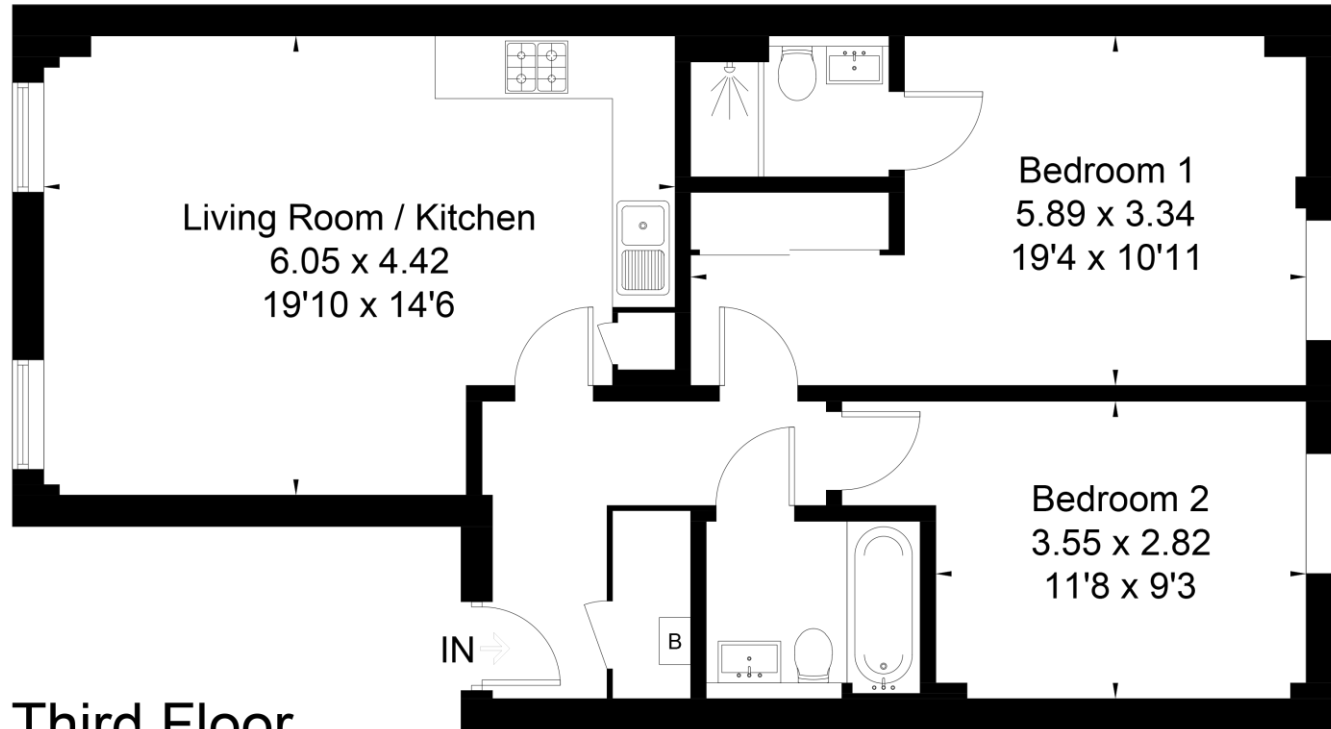
**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.

Telephone: +44 (0) 117 933 5800.



Approximate Area = 69.6 sq m / 749 sq ft  
 Including Limited Use Area (1.1 sq m / 12 sq ft)  
 For identification only. Not to scale.  
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### Third Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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