



Clifton Village flat with spacious living and front and rear gardens.

Clifton Park Road, Bristol, BS8

£350,000 Leasehold (841 years remaining)

savills

Peaceful Clifton Village location • Spacious layout with well-proportioned rooms • Modern kitchen with integrated appliances • Large bedroom with walk-in wardrobe • Modern family bathroom • Lawned garden to front • Courtyard garden and additional terrace to rear

About this property

Garden flat, 28 Clifton Park Road offers spacious living with well-proportioned rooms, plus private front and rear gardens, in the heart of Clifton Village. The location is wonderfully quiet and peaceful, whilst being a short walk from all the amenities of Clifton Village. Access to the property is via a path off the road and through a secure gate into the rear courtyard garden. To the front is a private landscaped garden with lawn and surrounding mature beds, including an array of established shrubs, herb bushes and a holly tree. The rear courtyard garden has two tiers, the higher tier offering original stone walling, a Cotswold stone finished terrace, shed, wooden balustrade surround and planters with shrubs and mature trees. Whilst the lower tier offers a private seating area, for spacious al fresco dining in the summer.

The flat benefits from its own private entrance, accessed down a short flight of steps to the main front door. On entering the flat, there is an internal glass door leading to long a hallway – which is finished with sisal carpet and sunken spotlights in the ceiling. A large bedroom is immediately on the right, and is spacious, with south west facing windows including a window seat. The room also benefits from a large walk-in wardrobe with railings and shelving. Further down the hall on the right, is a large storage cupboard housing the

utilities (the washing machine is included), with additional shelving. Next door is the bathroom which is of an excellent size with large walk-in Matki shower, a deep bath with shower hose, towel radiator, sink unit, mirrored wall cabinet, WC, adjustable spot lighting, tasteful tiling and timber flooring throughout.

The east-facing, open-plan kitchen living room is at the end of the hall and is light and spacious with spot lighting and contemporary wall radiators. The kitchen is immediately on the right as you enter and is of a contemporary design offering integrated appliances including Neff oven / grill, four ring ceramic hob and extractor fan, large Siemens fridge freezer, Indesit dishwasher, Blanco sink and ample cupboard and drawer space. The front bay window benefits from three large double-glazed sash windows with a lovely aspect looking out over the front lawned garden.

Local Authority
Bristol City Council

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.

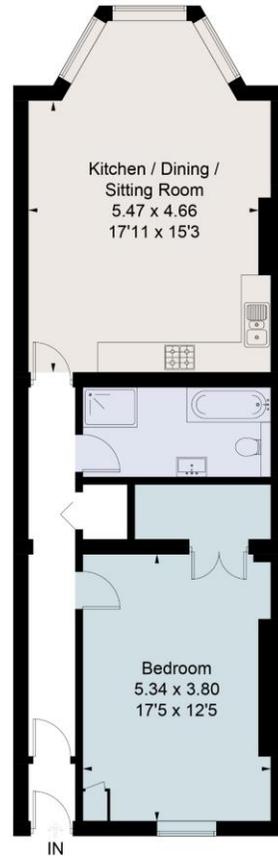




Local Information

A prime central Clifton address in close proximity to the heart of the Village and a short walk from all the fashionable bars, restaurants and boutiques that the area provides. There are also many other notable landmarks in proximity, including Ashton Court, Leigh Woods, Victoria Square, Clifton Suspension Bridge and Clifton Downs. The commercial city centre is easily accessible as is The University of Bristol. Bristol Temple Meads train station offers services to London and other major cities and there are also good communication links to the M4 and M5 motorway networks.

Approximate Area = 75.2 sq m / 809 sq ft
 Including Limited Use Area (0.2 sq m / 2 sq ft)
 For identification only. Not to scale.
 © Fourwalls Group



Garden Flat

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 267182

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 75 |
| (55-68) | D | 65 | |
| (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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