



Particularly spacious, bright & attractive three bedroom first floor apartment

Apsley Road, Clifton, Bristol, BS8

£580,000 Leasehold (950 years remaining)

savills

Communal entrance staircase to first floor • Central entrance hall • Spacious bright reception • Attractive kitchen/breakfast room • Three double bedrooms • Family bathroom • Additional walk in storage • Communal gardens to the rear

Local Information

Apsley Road is just 175 yards from Whiteladies Road with a wide array of amenity including restaurants, coffee shops, Everyman cinema and numerous supermarkets. Travel a little further and you will find Clifton Down and Cotham Hill. The green space of Durdham Downs is just 0.4 miles distant with 400 acres of parkland. There are good communication links, the A4108 provides direct access to the commercial centre and motorway networks. Clifton Down train station provides access to Bristol Temple Meads, serving the wider country including London, Devon and Cornwall. Bristol Airport offers a number of European and some long haul destinations.

About this property

Occupying the entire first floor of this substantial Victorian property this is a beautifully presented first three bedroom apartment being offered for sale with no onward chain.

Accessed via communal hallway stairs rising to the first floor. The property opens in to a welcoming and central entrance hall providing access to all rooms. The spacious and elegant reception is to the front with three full height sash window, a Adams style fireplace

with fitted coal effect gas fire, elegant original ceiling cornice.

The kitchen/breakfast room is to the rear, fitted with a good range of modern wood effect floor and wall units with contrasting laminated work tops, fitted gas hob and oven with overhead extractor, integrated appliances include washing machine, fridge and freezer. Wall mount Valliant combination boiler (not tested). Ample space for a dining table and views to the rear from the sash window.

The principle bedroom is to the front with attractive ceiling cornice and sash window, two further double bedroom are to the rear. All are served by an attractive bathroom with panelled bath with Mira electric shower over and screen, low level WC and pedestal wash hand basin, obscured glazed window and wood effect laminated flooring.

At the end of the hall is a useful walk in storage cupboard presently arranged with hanging space, shelving and rails.

Outside there is an attractive communal garden for the shared use of the residents.





Tenure
Leasehold(950 years remaining)

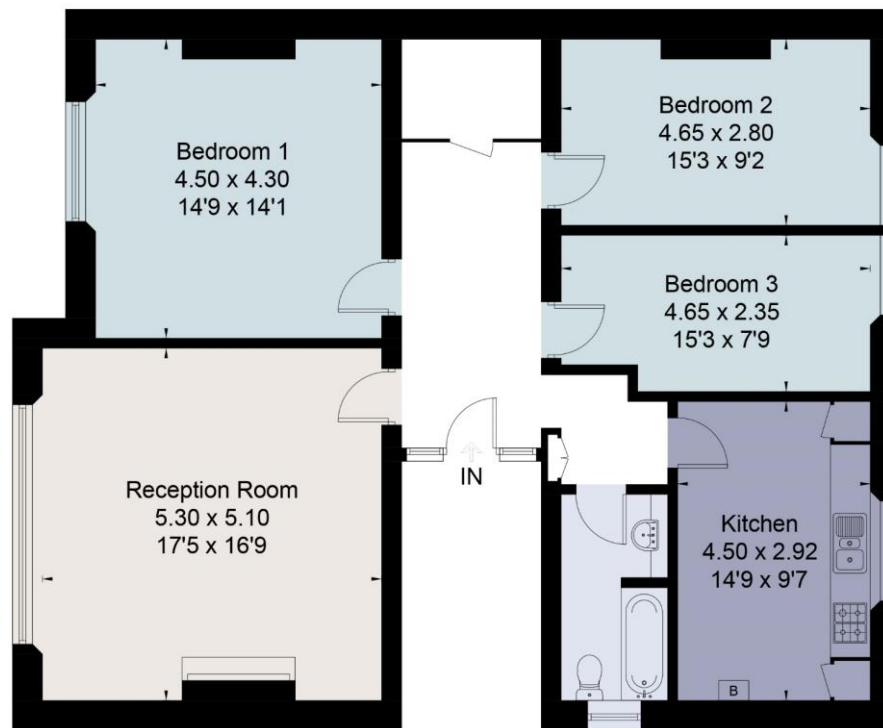
Local Authority
Bristol City Council

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Area = 111.2 sq m / 1197 sq ft
For identification only. Not to scale.
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First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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