



A top floor Clifton apartment with stunning views.

College Court, Pembroke Road, Clifton, Bristol, BS8

£299,950 Leasehold (957 years remaining)



Open plan reception room • Balcony with cityscape views • Modern kitchen • Study • Principal bedroom • Modern shower room • South facing communal garden • Highly sought after Pembroke Road location • Offered with no onward chain

About this property

51 College Road is a stunning top floor apartment in a prime Clifton location with outstanding cityscape views. Extensively refurbished and remodelled by the previous owner in 2018, the flat now provides an ideal first home, investment or pied a terre in Clifton.

The flat is accessed via a well maintained communal entrance hall and lift to the top floor. Located directly opposite the lift, the flat entrance is light with spot lighting and intercom system. The carpeted study is immediately on the left and offers dual aspect with two double glazed windows with blinds.

Further down the hall on the left is the family shower room, which is spacious, light and modern with a large walk-in shower with recessed rainfall shower head, WC, sink unit with cabinet, wall mirror with light, towel radiator, floor and wall tiling and exceptional rooftop views towards The Downs.

The principal bedroom, at the end of the hall is of a good size and carpeted with large built-in wardrobes with mirror and large, double glazed windows with blinds offering exceptional views over the rooftops of Clifton towards the County Ground.

The kitchen / living room is off the hall to the right and is light and open plan with modern integrated appliances including a Bosch four ring ceramic hob, oven/grill and washing machine as well as a fridge freezer. There are also solid Minerva worktops with integrated sink unit and spray tap as well as a central island with breakfast bar and two contemporary pendant lights.

The living room is light and spacious with sliding doors leading out onto a timber decked balcony offering outstanding views and offering a lovely al fresco dining spot for two.

There is a large storage cupboard housing the Potterton electric stick boiler to the right of the front door. On the ground floor is a useful space for bike storage as well as a sizeable, south facing communal garden

Tenure

Leasehold (957 years remaining)

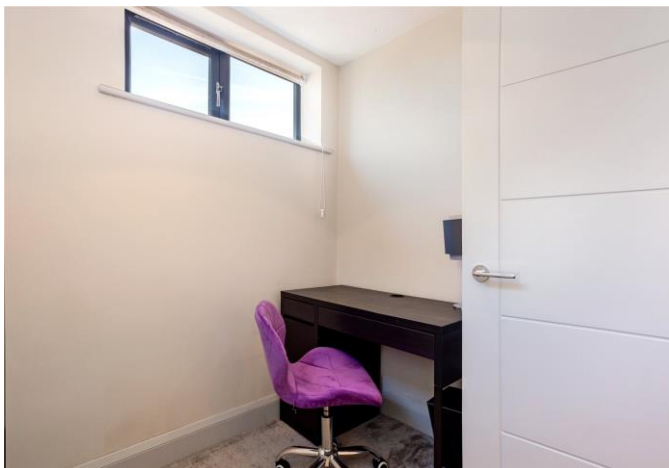
Local Authority

Bristol City Council

Energy Performance

EPC Rating = F





Local Information

51 College Court is located in a prime location on residential Pembroke Road, just 0.4 miles from the fashionable Whiteladies road, which includes a myriad of supermarkets, bars, boutiques and bistros. The location is also in close proximity to Clifton Village (0.5 miles), the Clifton Lido (0.4 miles) for outdoor swimming and to Durdham Downs (1 mile), 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.

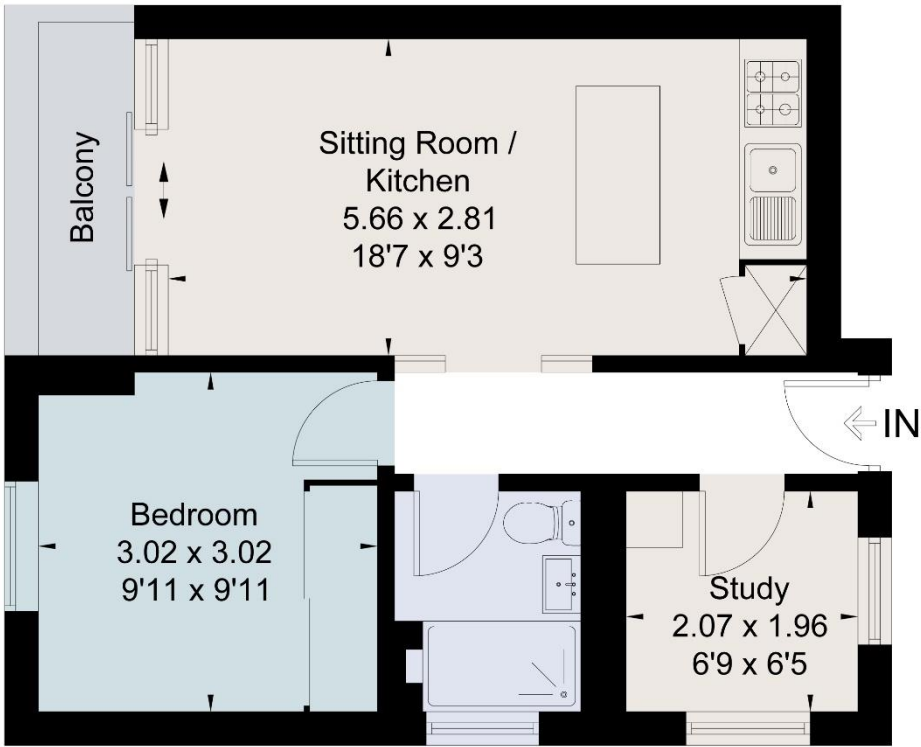
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.
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Approximate Area = 38.9 sq m / 419 sq ft
Including Limited Use Area (0.3 sq m / 3 sq ft)
For identification only. Not to scale.
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Fourth 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+) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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