



GARDEN FLAT BEACONSFIELD ROAD,  
CLIFTON, BS8 2TS

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GOODMAN  
& LILLEY













# GARDEN FLAT BEACONSFIELD ROAD

## CLIFTON BS8 2TS

GUIDE PRICE  
£525,000

A fantastic period garden apartment located in the heart of Clifton that offers driveway parking and a wealth of space both inside and out. The well appointed accommodation consists of two double bedrooms, a generous sitting room, well fitted kitchen /dining room, wonderful bathroom, separate WC and it all must be seen to be fully appreciated.

### Location

Beaconsfield Road, a peaceful road on the upper slopes of Clifton, provides a wonderful community atmosphere with annual street parties and events celebrated throughout the street. With the sprawling green space of the Downs, Clifton Village and Whiteladies Road all in close proximity, Beaconsfield Road really does supply you with the best of Clifton living.

### Accommodation

Please see the floorplan for room measurements and the apartments layout.

### Entrance

The property is approached across the front garden and a shared pathway leading up to private entrance.

### Living Room

Sash bay window to front aspect, creating a light room. fitted working shutters to both windows, feature ceiling rose and coving, solid oak flooring, two feature radiators, recessed fireplace

housing a working wood burning stove with white painted wooden surround and slate hearth. Feature fitted partition.

### Home Office / Inner Hall

Opening to rooms with two storage cupboards, solid oak flooring and radiator.

### Kitchen / Dining Room

Glazed door to rear aspect leading out to private garden and sash window to rear aspect. The kitchen is fitted with a range of shaker style base units, wood style worktops, mosaic style splashbacks, integrated Belfast style sink with mixer tap over and marble effect splashback, four ring gas hob with integrated oven, steel canopy style extractor, integrated slimline dishwasher, space for freestanding fridge freezer, space for washer dryer, wall mounted gas combination boiler supplying hot water and domestic heating, travertine style tiled flooring with underfloor heating.

### Bedroom One

A light double bedroom with a sash

window to rear aspect with fitted shutters, concrete effect flooring, feature column radiator, built-in deep wardrobe storage.

### Bedroom Two

A double bedroom with sash window to front aspect, fitted shutters, concrete effect flooring, radiator, space for storage within chimney recess.

### Bathroom

Fitted with a feature suite comprising a wall mounted sink unit, walk-in shower with hand held shower attachment and fitted rain shower head over, black framed 'Crittall' glass shower screen, wall mounted heated towel rail/radiator, tiled to all wet areas, free standing Victorian style cast iron roll top bath, extractor fan and hexagonal mosaic style flooring.

### Separate WC

Obscured double glazed window, concrete effect flooring, radiator, wash basin, low level WC, tiled splashbacks to wet areas and wall vanity mirror.

### Outside

### Rear Garden

A wonderful south-west facing rear garden comprising sunken patio area with built-in bin and recycling storage. The rest of the garden is accessed via steps and is mainly laid to lawn, borders with space for mature shrubbery and smaller trees, timber shed with room for garden storage and bikes, stone wall boundaries.

### Front Garden

Front garden for sole use of the owners of this apartment, with raised beds, space for garden furniture and private block paved driveway providing off-street parking for one vehicle.

### Additional Information

- \* Internally Run Management Company and freehold owned by all 4 leaseholders.
- \* Remainder of 999 year lease from & including 29/9/1999
- \* Management Company Fee £100 pcm to cover buildings insurance & monies to sinking fund
- \* Current works to the building are to refurbish/replace the communal entrance



- Prime Clifton Location
- Private Garden With South-West Facing Sunny Aspect
- Private Off-Street Parking
- Two Double Bedrooms
- Superbly Presented Throughout
- Open Plan Kitchen / Dining Room









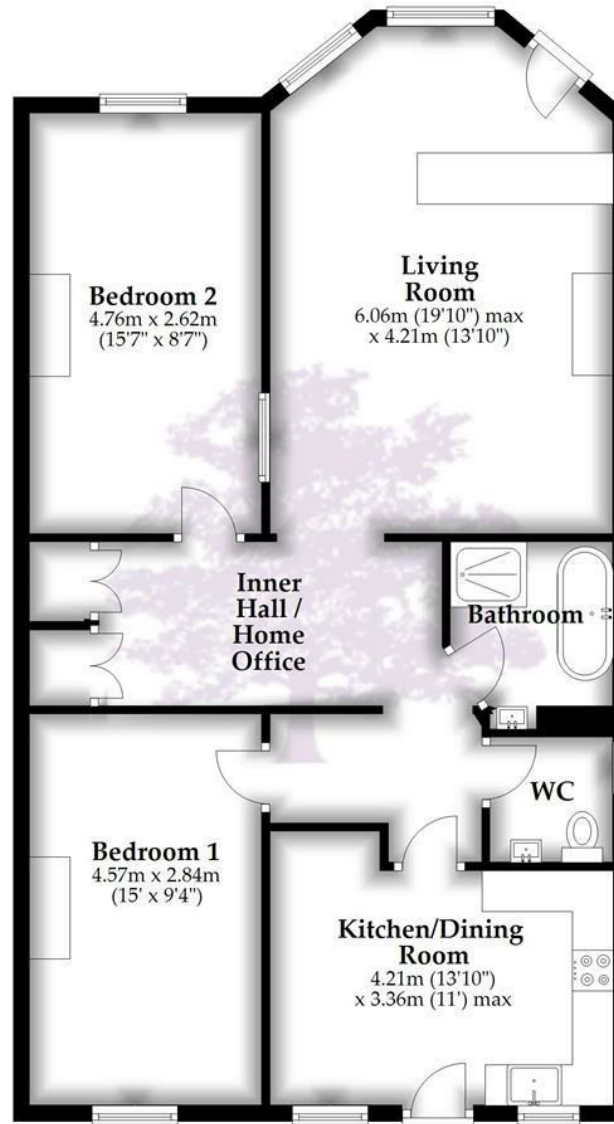
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## Floor Plan

Approx. 90.0 sq. metres (968.7 sq. feet)



Total area: approx. 90.0 sq. metres (968.7 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.



## HENLEAZE

156 Henleaze Road  
Henleaze BS9 4NB  
henleaze@goodmanlilley.co.uk

0117 213 0777

## PORTISHEAD

36 High Street  
Portishead BS20 6EN  
sales@goodmanlilley.co.uk

01275 430 440

## SHIREHAMPTON

9 High Street  
Shirehampton BS11 0DT  
shire@goodmanlilley.co.uk

0117 213 0333

## LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

## LAND & NEW HOMES

156 Henleaze Road  
Henleaze BS9 4NB  
LNH@goodmanlilley.co.uk

0117 213 0151



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