



FLAT 1, 46 OAKFIELD ROAD,
CLIFTON, BS8 2BG

**GOODMAN
& LILLEY**



A SPACIOUS TWO DOUBLE BEDROOM GARDEN APARTMENT FINISHED TO A VERY HIGH STANDARD WITH A FANTASTIC PRIVATE REAR GARDEN, IDEALLY LOCATED JUST OFF WHITELADIES ROAD IN CLIFTON. COMFORTABLE ACCOMMODATION WITH WORK FROM HOME CAPABILITIES.

Summary

An inner vestibule leads into spacious open-plan living spaces that are both stylish and functional creating a perfect setting for contemporary living. A delightful sitting room is situated beyond the dining area and looks out onto the private and very large south facing garden. The kitchen is finished to a very high standard with Corian worktops and intelligent design in order to maximise storage. Two double bedrooms, one with a spacious en-suite and a storage room off, together with a modern family bathroom make up the accommodation of this fabulous flat located just off Whiteladies Road renowned for its unique shops, boutiques, cafes, bars and restaurants.

Location

Superbly located in Clifton within easy walking distances of the famous Clifton Suspension Bridge, Durdham Downs and Clifton Village. The renowned University of Bristol is also within close proximity, making this apartment an ideal choice for families and professionals alike. Bristol City Centre & M32 link to the M4/M5 motorway network is a short distance away, together with access to a good selection of private and state schooling to include Clifton College, Bristol Grammar School, Clifton High School and Christchurch Primary. The Bristol Lido is a short stroll around the corner and offers a Spa, outdoor swimming, drinks and dining.

Accommodation

Please see floorplan for room measurements and property layout.

Approach and Entrance

The apartment is situated on the lower ground floor of a delightful stone fronted building on Oakfield Road, a sought after location know for its mix of Victorian charm and modern amenities. An outer front door leads to an inner vestibule shared with just one other apartment.

Open Plan Kitchen and Dining Room

A fabulous open plan space with intelligent design to make the most of all the available space for maximum storage and dining. Finished to a very high standard with ample Corian work surfaces, base and wall fitted cupboards, oven, gas hob and extactor hood together with a Corian sink and mixer tap.

Sitting Room

With wood floors throughout, the kitchen and dining room flow into the south facing sitting room with floor to ceiling windows and doors to the very large private split level garden.

Master Bedroom, En-suite and Undercroft Store

The impressive master bedroom is situated to the front of the building with a good sized en-suite, fully tiled from floor to ceiling to include a large walk in shower, w.c., and wash hand basin. An undercroft store room is accessed from here and provides a very useful clean, dry space for suitcases and the like.

Second Bedroom

Another large double bedroom situated to the rear of the flat overlooking the garden.

Family Bathroom

Fully tiled from floor to ceiling and finished to an exceptional standard comprising a full length bath, w.c., and wash hand basin. A fully bathroom with full length bath, w.c., and washhand basin.

Further Information

Length of Lease 999 years from 2017

DNA Management Company

Freeholder Crown Developments (Oakfield) Ltd.

Annual Service Charge £1,570.12 (with healthy sinking fund)

Council Tax Band D

EPC Rating C

Permit Parking

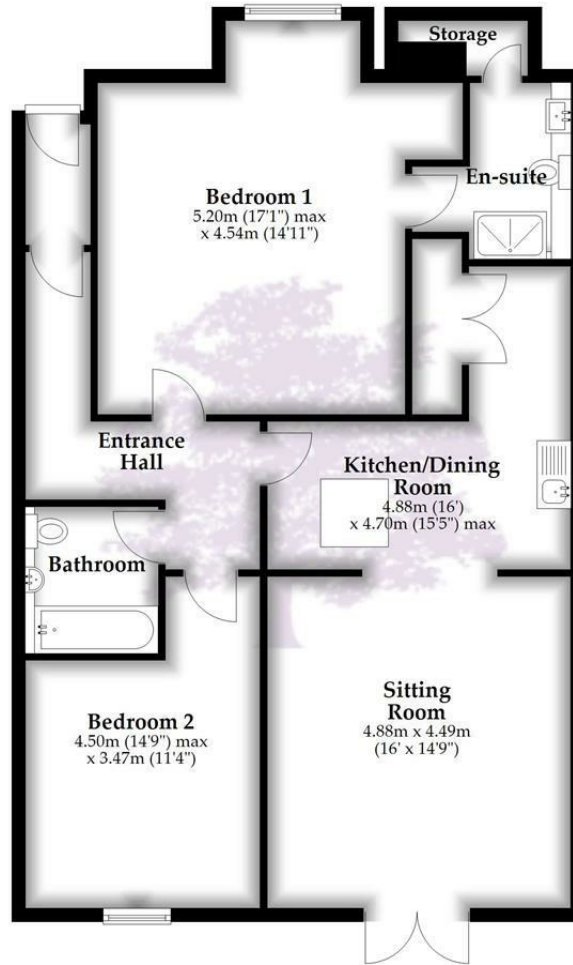
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- Two Double Bedroom Garden Apartment
 - Very Large South Facing Private Rear Garden
 - Storage Room
 - Permit Parking
 - Open Plan Kitchen, Dining And Sitting Room
 - Two Bathrooms
 - High Quality Finish
 - Fantastic Clifton Location



£563,500



Floor Plan



Total area: approx. 100.9 sq. metres (1086.1 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.

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