

estate agents **auctioneers**

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**Garden Flat, 4 Buckingham Vale, Clifton, Bristol, BS8 2BU**

**£435,000**

A charming and spacious apartment with garden, private entrance and first come first serve parking moments from Clifton Village.

- Peaceful garden
- Quiet location
- Off street parking
- Gas central heating
- Spacious accomodation
- Working fire place

#### The Property

The garden flat at 4, Buckingham Vale is nestled in a charming leafy backwater just off Pembroke Road.

Access to the apartment, which occupies the whole ground floor, is made via a few steps at the front of the house.

The light and airy flat comprises spacious hallway, living room, kitchen, bathroom and 2 bedrooms and has been decorated with a bright neutral palette.

The spacious master bedroom is carpeted and boasts 2 fitted wardrobes . The second bedroom, kitchen and living room all enjoy views over the garden which can be accessed by either the kitchen or the living room via large French doors. The living room features a large fireplace complete with log burner and built in shelves and cupboards on either sides. The cream Shaker style kitchen offers plenty of wall and floor cupboards and integrated appliances include fridge/freezer, gas hob, electric oven, extractor fan and dishwasher. The wooden work top provides plenty of working space and both floor and splash backs are tiled. The large bathroom is fitted with a white three-piece suite complete with mains fed shower over bath, W.C, wash basin, heated towel rail and cupboard with plumbing for a washing machine. The second bedroom has good storage with a fitted cupboard and additional space is available with a small utility cupboard in the hallway.

The generous sized walled garden has been landscaped with a mix of grass area and raised border and benefits from a terrace and garden shed.

#### Location - Clifton

Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton Village including Clifton Down shopping Centre. The Downs offers four hundred acres of green public space whilst Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, the City Centre and Temple Meads.

#### Other Information

Leasehold: 999 year lease - commenced on 16th July 1981

Management Fee: £100 pcm

Council Tax Band: C

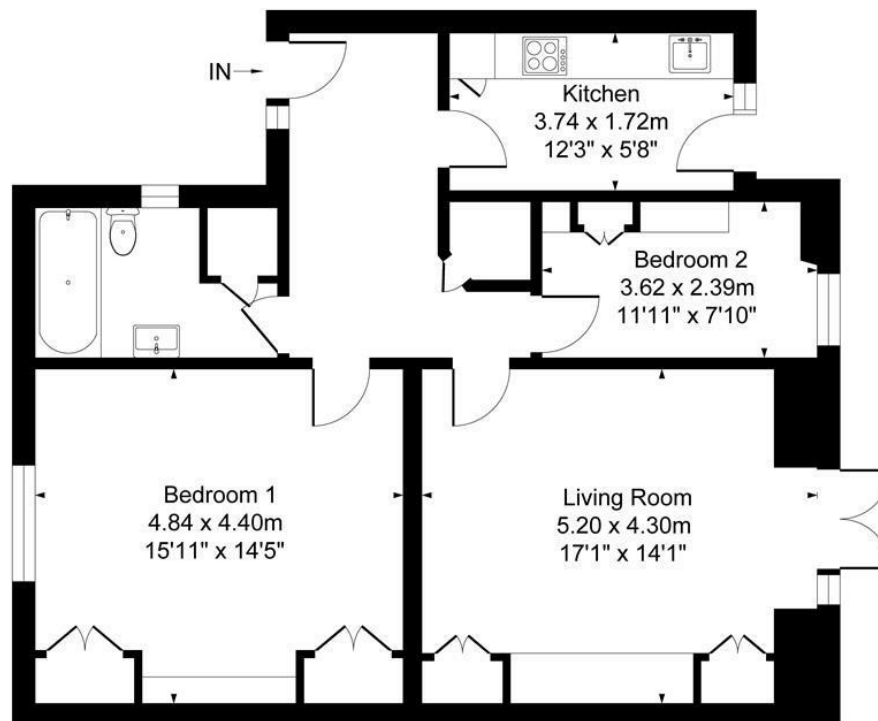
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Flat 4 Buckingham Vale Clifton BS8 2BU  
 APPROX. GROSS INTERNAL FLOOR AREA 868 SQ FT 80.63 SQ METRES

TOTAL APPROX. 868 SQ FT 80.63 SQ METRES



GROUND FLOOR

Illustrated for identification purposes only, measurements are approximate, not to scale.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
68	77		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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