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4 Pembroke Mansions, 1-2 Oakfield Road, Clifton, Bristol, BS8 2AH  
£325,000

An extremely well located 600 sq ft top floor apartment set in a fine period conversion with impressive views.

- Top Floor Conversion
- Two Bedrooms
- Picturesque Views
- Gas Central Heating
- No Onward Chain
- Sought After Location
- Grade II Listed
- Ample Storage

#### The Property

Pembroke Mansions is located on Oakfield Road, a prime Clifton location close to local shops and restaurants. It is a beautiful Grade II listed building brimming with character and charm.

The entrance is on the left of the building through a communal hallway leading you to the top floor. Upon entry, you ascend the stairway taking you up to the flat. Bearing left after the stairs leads you to the spacious living area with original features including a fireplace and ornate mouldings throughout. The space is bright and the view from the window is spectacular with picturesque scenes stretching across Clifton. Adjoining the living room is a galley kitchen with classic shaker style cabinets providing ample storage, with additional space for appliances. Adjacent to the hallway is a bathroom complimented with elegant stained glass windows, fitted with a bath and sink and a separate WC on the other side of the stairs. The master bedroom is well proportioned and filled with light from the sash window and the second bedroom frames a view of the characterful Clifton Cathedral. Both bedrooms benefit from the addition of fitted storage.

#### Location

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

Lease - 1000 years from September 1974

Ground Rent - N/A

Management Fee - £2600 pa

#### Please Note

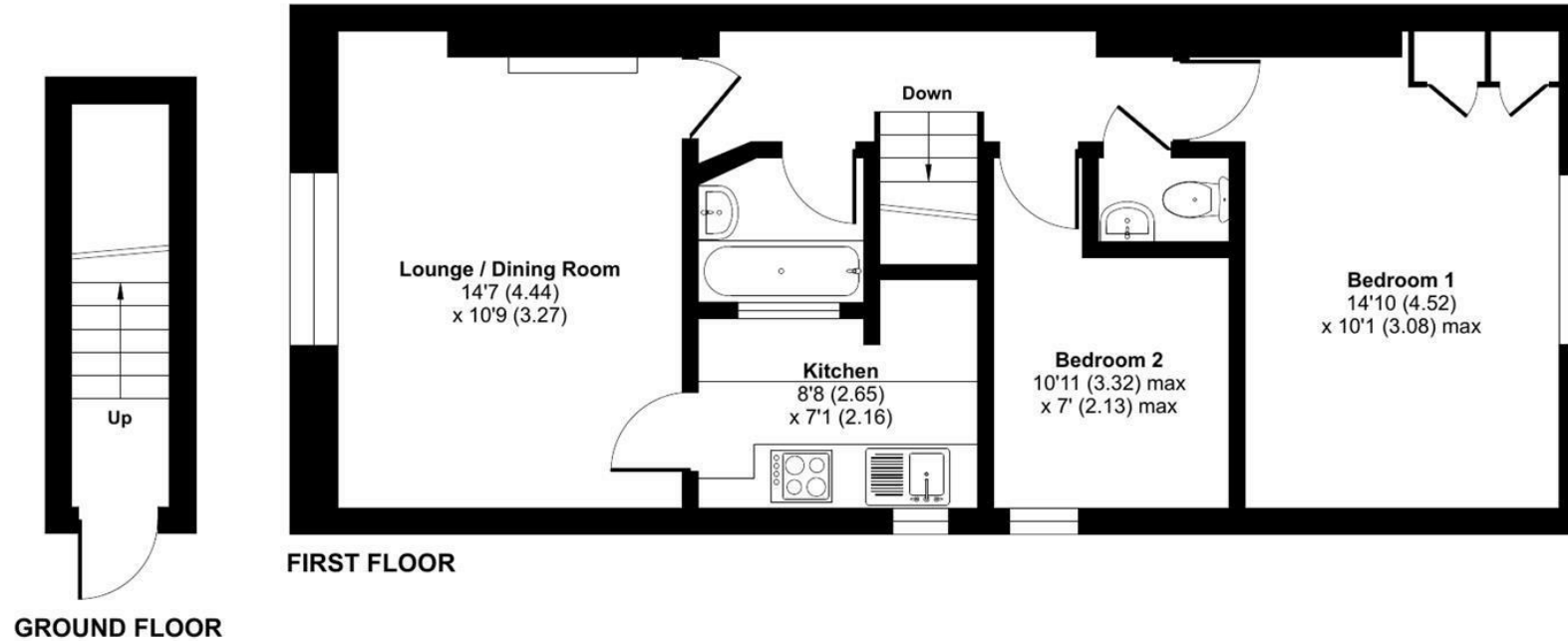
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# Oakfield Road, Clifton, Bristol, BS8

Approximate Area = 601 sq ft / 55.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Hollis Morgan. REF: 1254983



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	79		
	53		
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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