3, 15 Upper Belgrave Road, Clifton, Bristol, BS8 2XH

£500,000

An exceptional 2 double bedroom Clifton apartment with superb views, two balconies and private parking.

- Panoramic views over the city and hills
- Facing Dudham Downs
- Contemporay decor
- Two double bedrooms
- Master with en suite shower room
- Off street parking
- Large Communal gardens
- Large cellar storage area
- Gas central heating
- Two Balconies

The Property
Situated within an elegant Victorian mansion, overlooking the prestigious Durdham Downs, this exceptionally well-presented two bedroom apartment offers spacious and stylish living, private parking and expansive outdoor space.
Positioned on the first floor, this superb apartment has been finished to an exceptional standard and boasts a spacious open plan living area and fully fitted kitchen, two spacious bedrooms and two modern shower rooms designed for sophisticated living.
The reception room with deep brown engineered flooring and high ceiling, boasts ample natural light streaming through sash windows and French doors leading to a large balcony overlooking the Downs.
The contemporary matt grey kitchen features a fitted 5- burner gas hob along with essential appliances such as a dishwasher, double oven and fridge-freezer. Completing the culinary space is a substantial corian worktop-cum-breakfast bar, enhancing both functionality and aesthetics.
The accommodation further comprises a spacious master bedroom offering a spacious fitted wardrobe and a discreet ensuite shower room creating a streamlined and sophisticated look. This bedroom offers sweeping panoramic views over Bristol city and beyond.
The second double bedroom with high ceilings and generous proportions enjoys its own balcony facing the Downs.
Both bedrooms share access to a well-appointed principal shower room.
Outdoor amenities include the convenience of private parking, expansive communal gardens, and large storage area, elevating the overall appeal of this exceptional residence.
In essence, this first-floor apartment epitomizes modern, elegant living within a historic and prestigious setting.

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: circa 951 years remaining
Management Fee: £135 PCM
Ground rent: £15 pa

Council Tax Band: C

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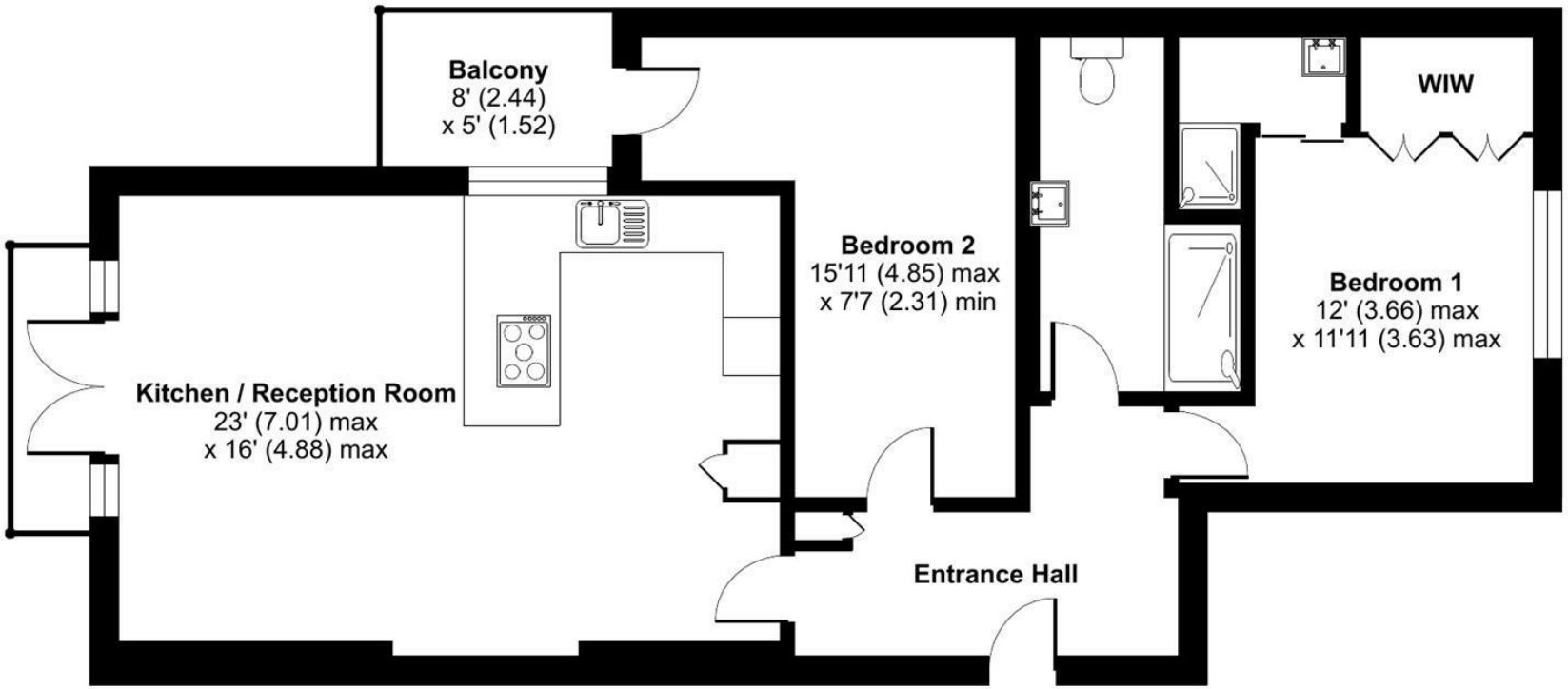
Upper Belgrave Road, Bristol, BS8

Approximate Area = 874 sq ft / 81.1 sq m

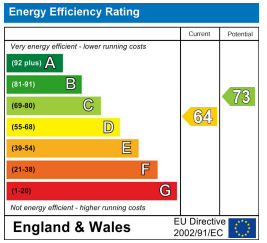
For identification only - Not to scale

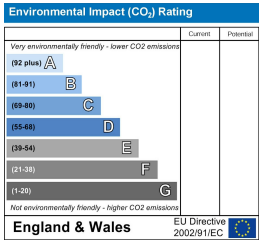


THIRD FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hollis Morgan. REF: 1078779





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