

estate agents **auctioneers**

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3, 10 Whatley Road, Clifton, Bristol, BS8 2PU
£425,000

A generously proportioned 1151 Sq ft first floor 3 bed period conversion positioned in a Prime Clifton Location. No Onward Chain

- Clifton Location
- Spacious reception room
- Separate kitchen
- Three double bedrooms
- Study/storage room
- Period features
- Gas central heating

The Property

Set on the desirable Whatley Road, just off St John's Road side, this beautifully presented first floor apartment offers more space than most, effortlessly blending charming period character with practical modern living.

Step inside to discover a wonderfully light and airy reception room at the front of the property, where large sash windows—accented with exquisite coloured stained glass—bathe the room in natural light. Ornate cornicing, a classic dado rail, and a striking cast iron fireplace with marble surround add an elegant touch, while the generous layout easily accommodates both a comfortable lounge and dining area.

Adjacent to the reception room, the separate kitchen is equally well-appointed, featuring sleek white gloss cabinetry, light brown worktops, and a full range of integrated appliances including a gas hob, electric oven, extractor fan, fridge freezer, washing machine, and dishwasher—making this a space as practical as it is stylish.

The apartment offers three well-proportioned double bedrooms. The principal and second bedrooms are peacefully positioned at the rear, offering a quiet retreat from the vibrant local scene. The main bedroom also benefits from another beautiful cast iron fireplace with marble surround, adding warmth and character. The third bedroom sits to the side and includes a convenient adjoining storage room, ideal for use as a walk-in wardrobe or additional workspace.

A smartly finished bathroom, complete with a white three-piece suite and shower over the bath, also enjoys natural light through its own window.

High ceilings, period features, and a superb location combine to make this apartment a standout opportunity in one of Clifton's most desirable pockets.

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

Leasehold999 years from 1st January 1979

Ground rent: £10 pa

Management Fee: £83 pcm

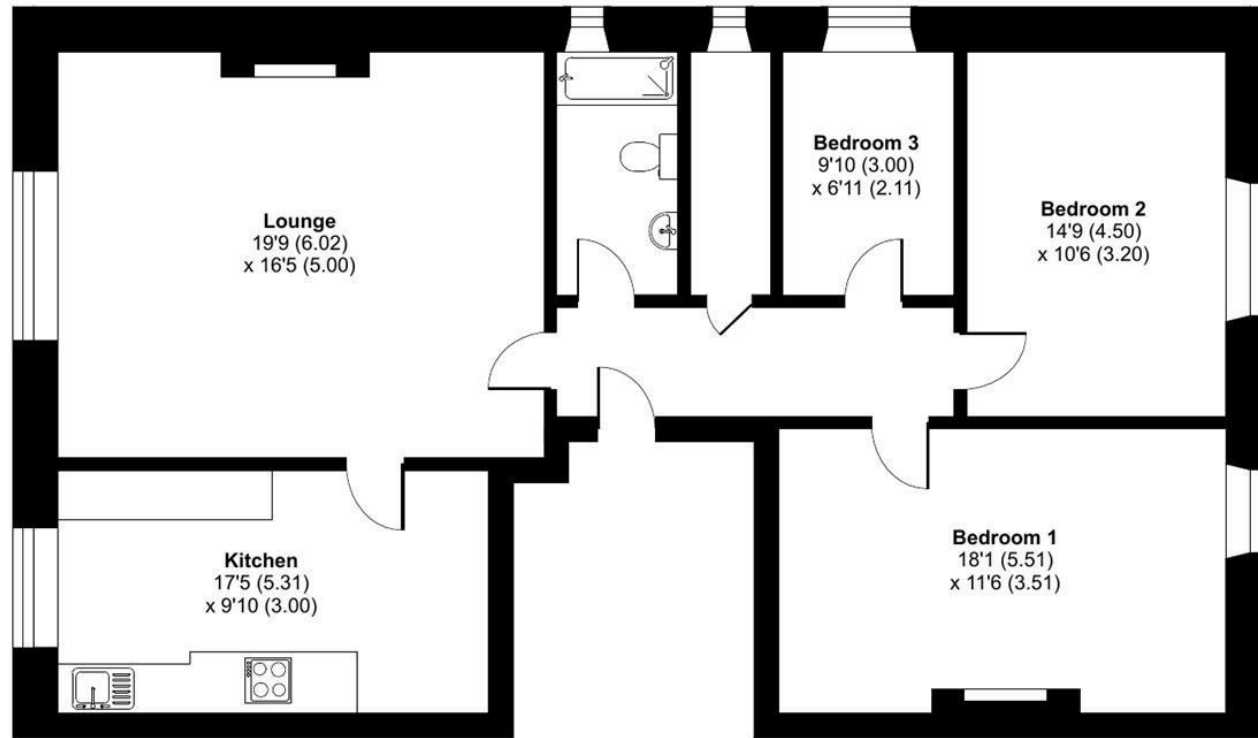
Council Tax Band: D

Please Note

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For identification only - Not to scale



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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 79, Potential: 48

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(12 plus) A		
(11-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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