



Flat 9, 5 Belgrave Road, Clifton, Bristol, BS8 2AA  
Offers In Excess Of £250,000

A stylish one bedroom lower ground floor apartment in this converted Victorian property adjacent to Whiteladies Road with no onward chain

- One Bedroom Flat
- Open Plan Living Area
- Victorian Conversion
- Close To Whiteladies Road
- No Onward Chain
- Stylish Bathroom
- Modern Kitchen
- Smart Communal Areas

### The Property

5 Belgrave Road is a bespoke refurbishment of this impressive semi-detached Grade II listed Victorian house comprising seven spacious flats which have all been finished to a high level of specification. Flat 9 is located on the lower ground floor and is accessed via smart communal areas. The entrance hall provides basic storage facilities and leads to the impressive open plan living space dominated by the traditional bay window and modern kitchen area with integrated appliances. Adjacent is a double bedroom with stylish bathroom whilst immediately outside the entrance is an additional storage area. The flat is offered in excellent decorative order with no onward chain and will suit a range of purchasers from first time buyers to investors alike.

### Location

The property is located adjacent to Whiteladies Road and within a few hundred yards of the BBC. The Bristol Royal infirmary and Bristol University are both within one mile whilst Clifton Village is within one and half miles.

### Further Information

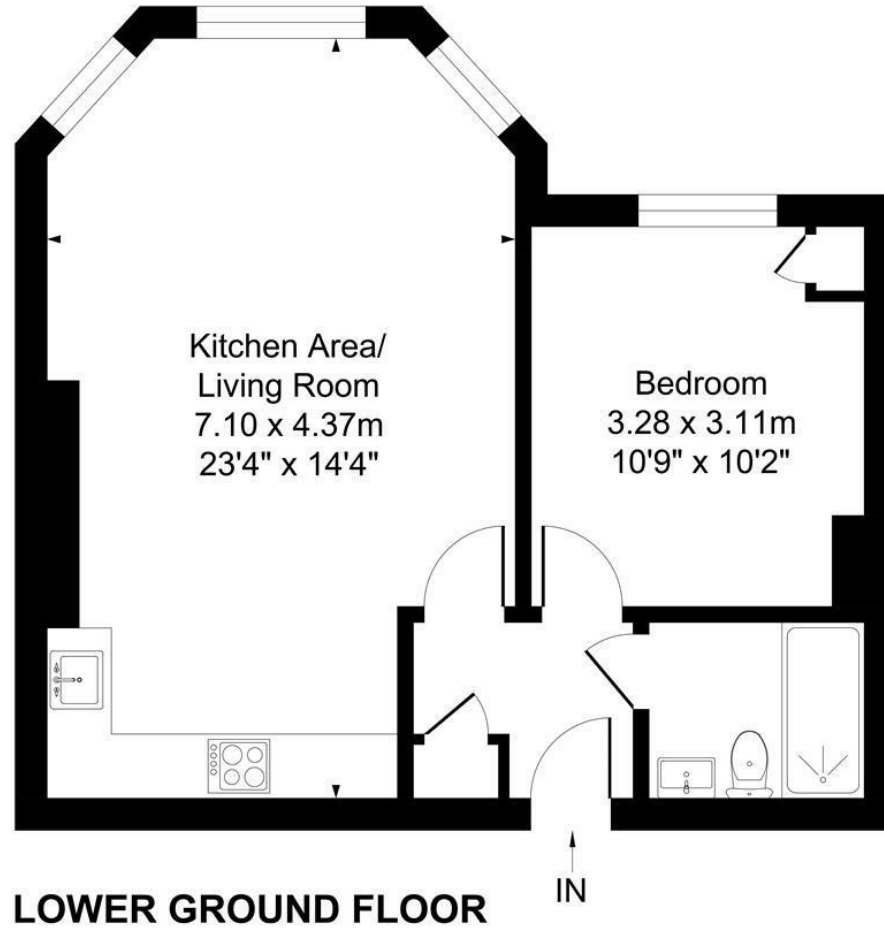
Leasehold, 999 year lease. Management fee £80pcm.

### Please Note

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APPROX. GROSS INTERNAL FLOOR AREA 500 SQ FT 46.43 SQ METRES



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
<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>			
	78		
	59		
<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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