

estate agents **auctioneers**



Flat 2, 56 St Pauls Road, Clifton, Bristol, BS8 1LP
£385,000

A characterful and charming refurbished period garden apartment in the heart of Clifton.

- Refurbished Apartment
- 2 double bedrooms
- Ensuite shower room
- Private Entrance
- Period Features
- Rear Courtyard Garden
- Gas Central Heating
- No Chain

The Property

Set on a sought-after street in the heart of Clifton, this stunning two-bedroom apartment has been recently refurbished to a high standard and forms part of an imposing early Victorian Grade II listed semi-detached limestone residence. Benefiting from its own private entrance, the apartment offers generous and well-balanced accommodation including two bedrooms, a spacious reception room, a large bathroom, utility room, walk in wardrobe, en suite shower room and a private rear garden.

Upon entering, you are welcomed by a generous hallway with the added convenience of a large, practical storage cupboard. The impressive reception room is a true highlight, offering ample space for distinct living and dining areas alongside a beautifully appointed kitchen. Finished in elegant muted green cabinetry, the L-shaped kitchen provides excellent storage and is fully equipped with an electric oven and hob, microwave, extractor fan and an island ideal for relaxed dining. The room is flooded with natural light from two windows, including a striking large sash window with a lovely green outlook.

The principal bedroom is a beautifully designed suite boasting high ceilings, decorative mouldings, a stylish radiator and sash window overlooking the garden. It further benefits from a dressing room/ walk in wardrobe and a sleek en-suite shower room. The second double bedroom is equally full of character and charm, featuring a vaulted ceiling that creates a cosy yet spacious feel.

The main shower room has been finished to an exceptional standard, with glazed ceramic tiling that adds warmth and a sense of luxury. It comprises a walk-in Italian shower with rainfall shower head, WC, vanity basin and heated towel rail. An additional room within the apartment offers the perfect space for a home office or study.

To the rear, the property enjoys the rare advantage of a private courtyard garden, with mature trees providing excellent privacy and a tranquil outdoor retreat.

Location - Clifton

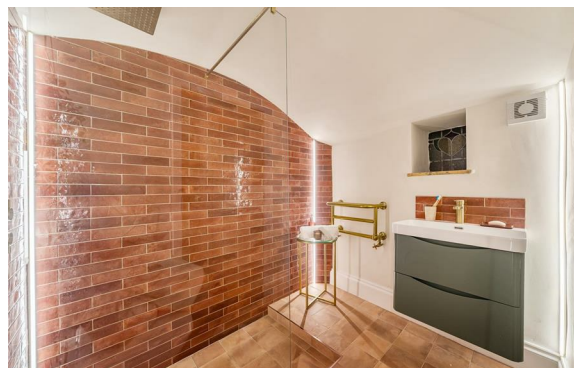
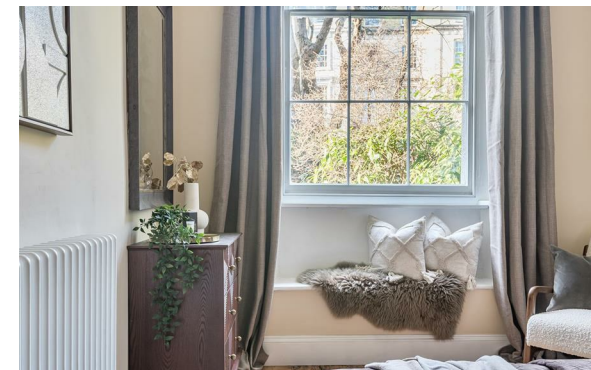
Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton 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: 960 years remaining
Management Fee: £59.65 pcm
Ground rent: N/A
Council Tax Band: B

Please Note

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St. Pauls Road, Clifton, Bristol, BS8

Approximate Area = 769 sq ft / 71.4 sq m

For identification only - Not to scale



BASEMENT FLOOR



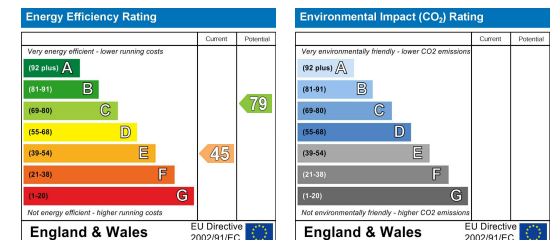
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