

estate agents **auctioneers**



52A Pembroke Road, Clifton, Bristol, BS8 3DT

Guide Price £475,000

Hollis Morgan - An exceptionally spacious 1600 Sq Ft period maisonette located on the ever popular Pembroke Road.

Description

This elegant and individual apartment occupies the first and second floors of an attractive Grade II Listed Georgian townhouse with period charm and spacious 1600 Sq Ft Accommodation. Internally the property comprises entrance hall, 18 x 14 drawing room, four double bedrooms, study, fitted kitchen with pantry and three piece bathroom suite. Whilst the property has been well maintained by its current owners there is certainly scope for improvement.

Location

Situated between Whiteladies Road and Clifton Village with its eclectic range of shops wine bars and restaurants whilst The Business, Educational, Medical, Cultural and Leisure Facilities of the City Centre are within one and a half miles. The property is equally close to Durdham Downs with its acres of open land and woodland bounded on the south western side by the spectacular Avon Gorge with the historic Clifton Suspension Bridge providing a unique crossing to North Somerset.

Entrance Hall

Window to side elevation, Storage cupboard housing gas combination boiler.

Reception

19'7 x 16'4 (5.97m x 4.98m)

Large sash window to front elevation, feature fireplace, picture rail surround, full height ceilings with coving detail. Radiator.

Bedroom 1

16'3 x 13'4 (4.95m x 4.06m)

Generously proportioned double bedroom comprising large sash window to front elevation, feature fireplace, picture rail surround, full height ceilings with coving detail. Radiator.

Dining Room /Bedroom 2

15'9 x 13'11 (4.80m x 4.24m)

Integrated storage cupboard, sash window to rear, feature fireplace, picture rail surround, coving. Radiator.

Kitchen

11'10 x 7'6 (3.61m x 2.29m)

Fitted kitchen with matching wall and base units, laminated worksurfaces with tiled splash backs, integrated oven and hob, Belfast sink, plumbing for appliances, breakfast bar, sash window to rear, cornice coving. Spacious pantry.

Bathroom

Tiled bathroom suite comprising bath, wash basin and low level W.C. Sash window to front elevation.

Bedroom 3

14'8 x 14'6 (4.47m x 4.42m)

Dual aspect, fireplace, integrated storage cupboards, radiator.

Bedroom 4

10'10 x 8'6 (3.30m x 2.59m)

Double glazed window to side, radiator.

Bedroom 5/Study

11'1 x 7'7 (3.38m x 2.31m)

Double glazed window to rear, radiator.

Tenure/Management Information

Leasehold, residue of 999 years.

Monthly management fee: £188pcm.

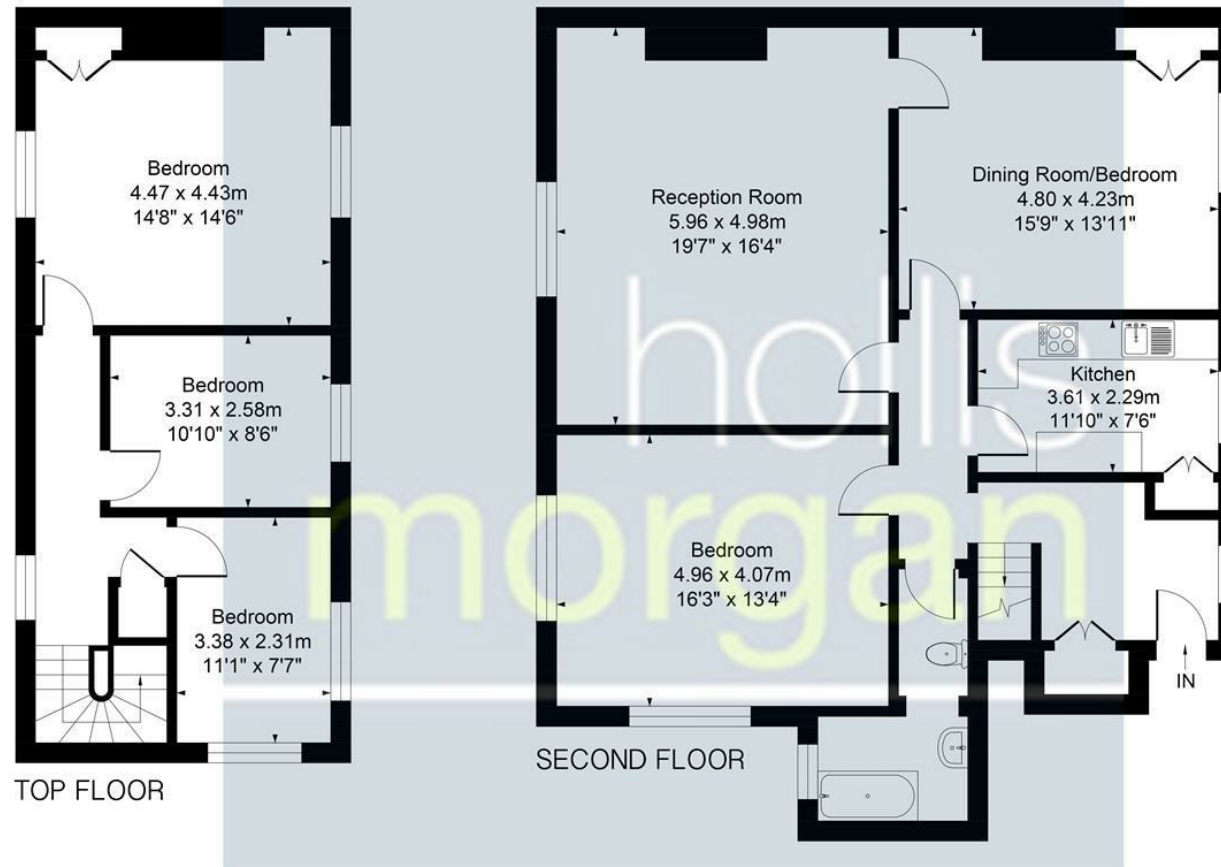


52A Pembroke Road

APPROX. GROSS INTERNAL FLOOR AREA 1613 SQ FT 149.78 SQ METRES

TOTAL APPROX. 512 SQ FT 47.52 SQ METRES

TOTAL APPROX. 1101 SQ FT 102.26 SQ METRES



Illustrated for identification purposes only, measurements are approximate, not to scale.

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

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