



Hall Floor Flat (rear), 65 Pembroke Road, Clifton, Bristol, BS8 3DW

£365,000

WORCESTER ROAD
BS8

Hollis Morgan - A handsome two double bedroom apartment in need of cosmetic updating with the added benefit of private parking and communal gardens.

- Stunning Hall Floor Apartment
- Allocated Off Road Parking
- Communal Gardens
- Two Double Bedrooms
- Iconic Location
- Close to Clifton Village
- Within Easy Walking Distance to Clifton Down Station
- Chain Free

The Property

A stunning hall floor apartment complete with all the grandeur and features associated with a property of this period. The property is accessed via an incredibly attractive communal hallway and then through a small shared vestibule.

The apartment itself is located to the rear of the building with pleasant views out over the communal lawn. A reception room which provides plenty of living & dining space spans the length of the footprint and showcases stunning ornate ceiling cornices, large sash windows and working period shutters. There is a separate modern fitted kitchen with ample storage and work top space, stainless steel sink/drainer with mixer tap over, induction hob, oven and integrated microwave with plumbing for washing machine.

There are 2 good sized double bedrooms as well as a generously sized shower room which easily has potential to accommodate a bath if needed. Currently there is a large walk in cubicle with electric shower, basin and WC.

Externally, there are 2 well kept communal lawns as well as an allocated off road parking space.

Location

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.
Management Fee: £1,800 per annum

Council Tax Band: C

Please Note

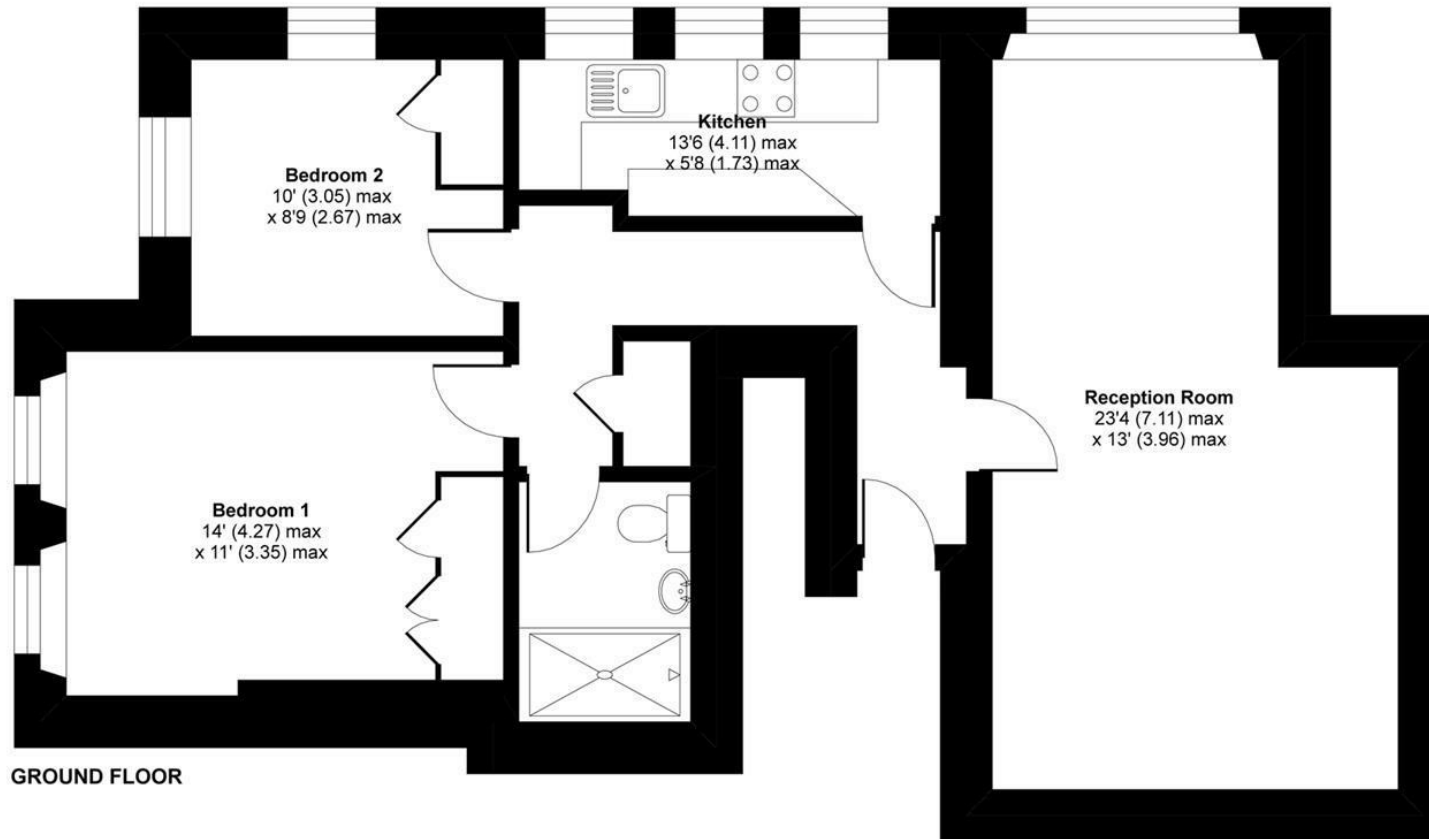
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Pembroke Road, Clifton, Bristol, BS8

Approximate Area = 773 sq ft / 71.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Hollis Morgan. REF: 612214

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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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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