

Arlington Villas, Bristol, BS8 2EG

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Enviabley positioned, tucked away in the much sought after Arlington Villas, Clifton, a short walk from Whiteladies Road, Clifton Village and Durdham Downs, this deceptively spacious (782 sq. ft.), 1 bedroom lower ground floor apartment set in a stunning Grade II listed early Victorian building, boasts a gorgeous West facing rear garden and would make a fantastic home for the first time buyer.

The property offers a welcoming approach with access gained via a set of steps down to the private front entrance of the apartment. Once inside you are greeted with a spacious entrance vestibule with additional storage space which leads to the inviting hallway.

The hallway leads into the generous open plan living room measuring an impressive (16'9 x 15'7 ft.), enjoying original sash windows that have been well maintained, flooding the room with natural light, this open plan living room offers more than enough room for a dining table and chairs as well as a small office space.

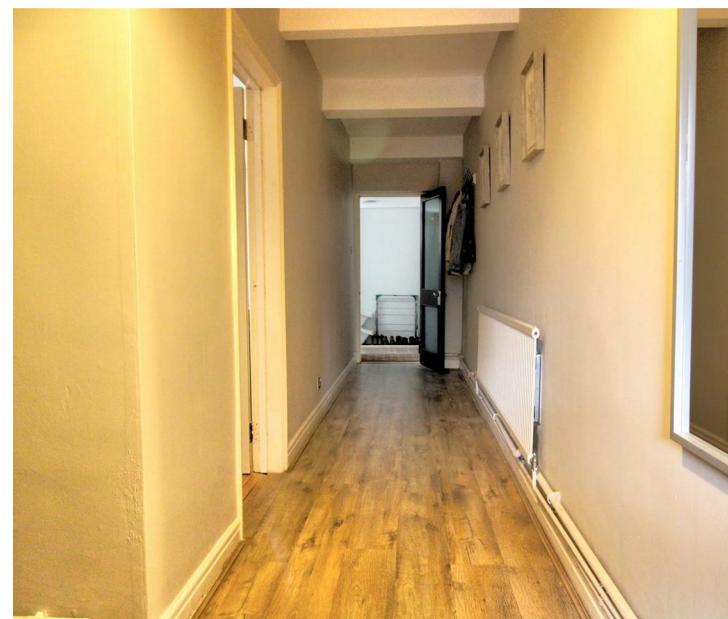
The well-equipped kitchen boasts a variety of wall and base units, fridge/freezer, washing machine and cooker all included with the property and has sash windows overlooking the gorgeous rear garden.

The partially tiled, 3 piece white suite family bathroom comprises bath tub with shower overhead, wash hand basin and low level WC with laminate wood flooring.

The bedroom is a good size measuring (13'0 x 10'10 ft.) and enjoys fitted wardrobes and French doors leading out to the rear garden.

Outside the property benefits from a gorgeous West facing rear garden, enjoying plenty of sunshine, mostly laid to lawn with a large patio area perfect for those Summer BBQ's.

The garden enjoys a variety of plants, flowers and shrubs, a seating area, all enclosed by stone walls and mature hedge borders, benefitting from rear access.



Call me
to book a
viewing

Max Amey
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- CHAIN FREE
- Short Walk to Whiteladies Road, Durdham Downs & Clifton Village
- West Facing Rear Garden
- Set in an Attractive Grade II Listed Early Victorian Building
- Viewings commence Saturday 20th February (AM)
- Ideal Investment Purchase
- Ideal for First Time Buyers
- Permit Parking
- Private Entrance
- EPC Rating - C



Floor Plan
Floor area 68.0 sq. m. (732 sq. ft.)
approx

Total floor area 68.0 sq. m. (732 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	72	74
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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