



Oakfield Road Clifton | £625,000

leese & nagle 

HFF 13

Oakfield Road, Clifton, BS8 2AJ.

- Grade II Listed Victorian Era Apartment
- Three Bedrooms (One En Suite)
- Impressive Open Plan living Area
- Allocated Off Street Parking Space
- Private Garden Terrace

Elegant hall floor three bedroom apartment positioned in an attractive, well maintained early Victorian Stucco fronted Italianate styled villa. With private outside garden terrace, allocated parking and a great position in-between Whiteladies Road, Clifton Village and Clifton Triangle.

This beautiful apartment is offered for sale with no onward chain. With its location, size and flexibility of use we feel the apartment is suitable for a wide range of buyers who are looking for an upper end apartment in Clifton.

Dating from circa 1840's and forming part of Buckingham Villas a row of attractive matching period properties the approach to the building is impressive. The parking space is positioned to the left side of the drive and leads to the communal front door with well kept hall providing access directly into the apartment hallway.

The living room is on a grand scale and it has a modern contemporary feel with the extensive period detail combining with more modern features such as polished tiled floor and sleek range of kitchen units with granite worksurfaces and built in appliances. Large sash windows with southerly aspect capture a great deal of natural light creating a very pleasant living space. Working shutters, ceiling coving, picture rail and a large Marble fireplace with gas coal effect living flame fire all add to the charm.





Also to the front is the second or guest bedroom. Again a bright room with large sash window incorporating working shutters. High ceilings, ceiling coving, picture rail and built in wardrobe. Positioned to the rear the principle bedroom is on a grand scale and is set into a majestic triple sash bay window. Built in wardrobes are positioned to the side of the chimney breast. Attractive ceiling plasterwork and decorative wall mounding's compliment the space offered. Its en suite shower room is positioned at the rear of the room and has modern suite with tiled walls and floor.

Adjacent is a third bedroom or study. Capable of accommodating a double bed it has French doors opening onto a Juliette balcony. Low level cupboards are also provided. The bathroom suite has white suite with shower over the bath., tiled walls and floor.

Gas fired underfloor heating throughout the apartment. Externally as well as the parking space there is a private elevated terrace area positioned just beyond the front door. With open aspect it is ideally suited as a space to enjoy being outside for eating or just relaxation without the maintenance aspect of a larger garden. Perhaps the ideal balance for those with a second home as a lock and leave Bristol apartment?

Important Information:

Service charge £125 per month (set and reviewed by management company). Remainder of a 999-year lease. No Ground rent. Internally run management company (each flat owner becomes a director) Management company own the freehold.



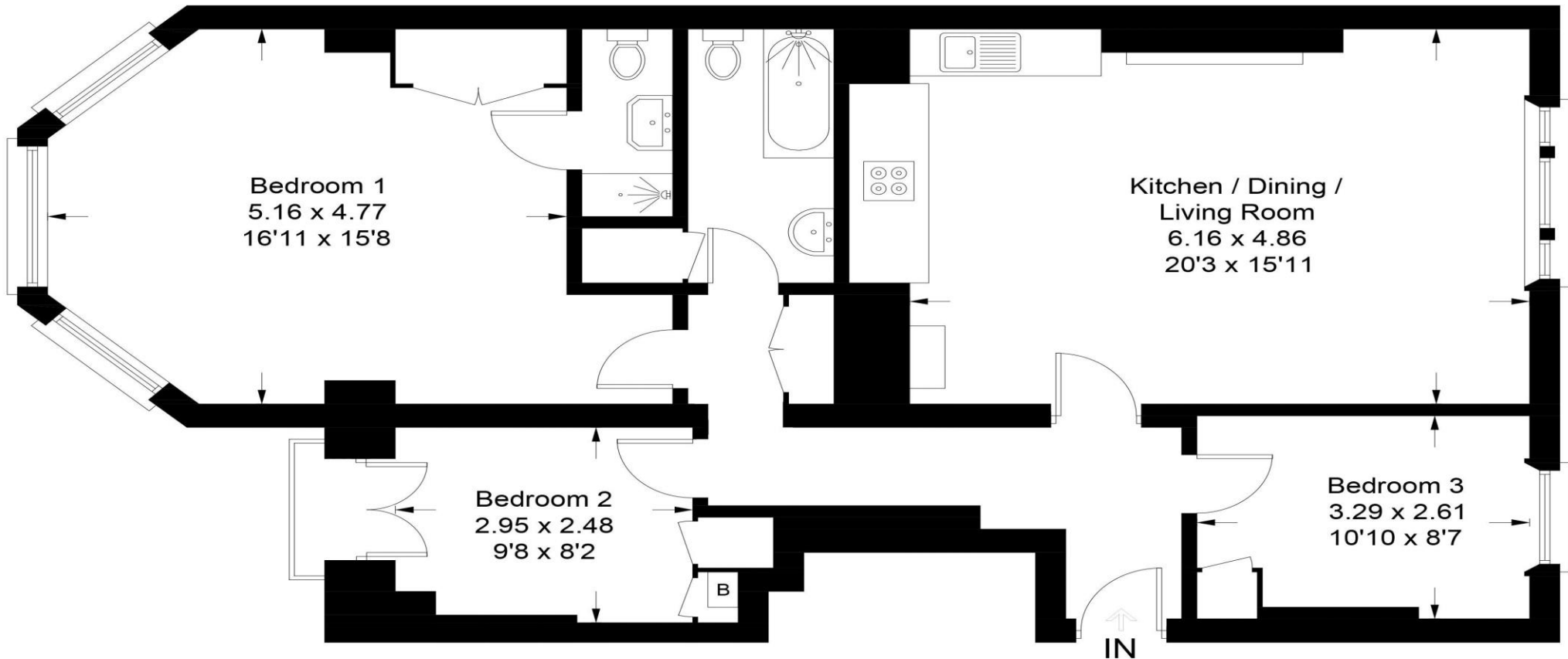
Directions

Energy Performance Certificate
Rating



Hall Floor Flat, 13 Oakfield Road, Clifton, Bristol, BS8 2AJ

Approximate Gross Internal Area = 96.8 sq m / 1042 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID975159)



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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