



Guide Price £425,000

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Flat 2, 5

Southleigh Road, Bristol, BS8
2BQ.

- Duplex apartment
- Immaculate condition throughout
- Two large double bedrooms
- Spacious kitchen/diner
- Use of a number of communal outdoor areas
- Close to Clifton Village

A quiet backroad just moments from bustling Whiteladies road and Clifton Triangle. Occupying a stunning Georgian conversion, this spacious two double bedroom duplex provides diverse accommodation whilst having the added benefit of outdoor space.

The entrance to the apartment is on the hall floor. The door opens directly into a spacious lounge with its impressive sash window and opening into the kitchen. With its original mouldings and picture rail this room gives a real sense of character. Separated by the staircase the open plan kitchen/diner has a great connection to the living space and has ample space for a dining table. Fitted with a country style kitchen complete with solid wood cupboards and worktops as well as a ceramic butlers sink. A window to the rear aspect provides a pleasant open outlook.

Stairs provide access to the lower ground floor hall, with doors to both bedrooms and the bathroom. Bedroom one is a spacious double with built in wardrobes, modern feature panelled wall and a sash window overlooking the front terrace. Bedroom Two has ample space for freestanding wardrobe and a window overlooking the rear garden.





The bathroom has been fitted to an exceptional standard and comprises; a low level WC, pedestal sink and modern bath with shower over and glass screen.

Externally the building has a communal garden to the rear and two communal terraces to the front. One of which is predominantly used by this apartment only.

Additional information

Ground rent: not collected

Lease length: 96 years remaining

Service Charge: £100 Per Month

Council Tax Band C



Directions

Energy Performance Certificate
Rating E



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Approximate Gross Internal Area = 76.4 sq m / 822 sq ft

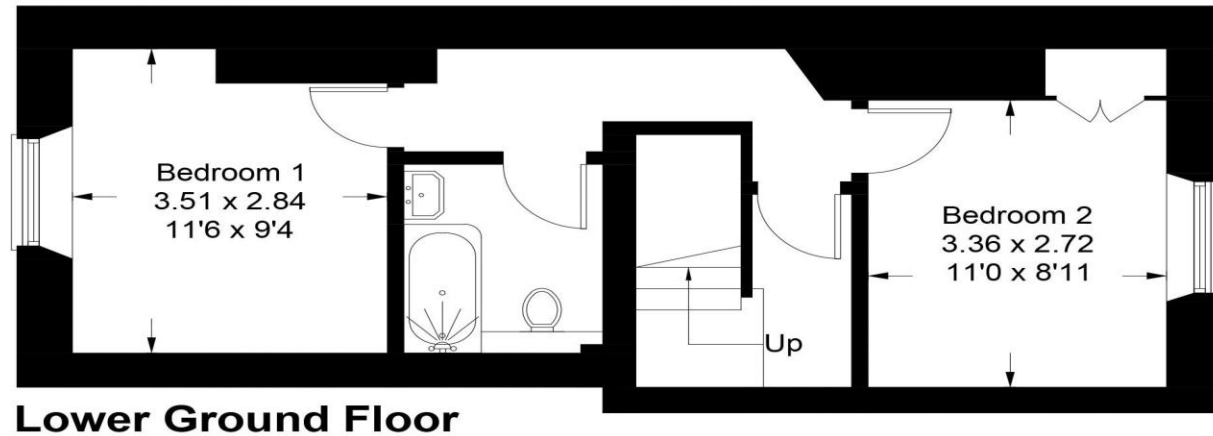
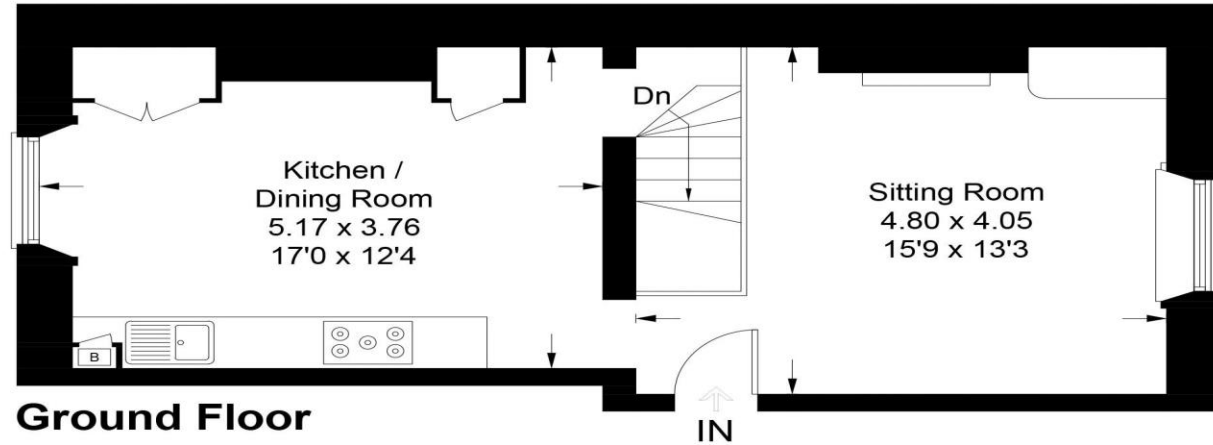


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