



Clifton | £695,000

leese & nagle 

Garden Flat 3 Apsley Road, Clifton, Bristol, BS8 2SH

- Spacious Garden Apartment (1570 sq./ft.)
- Three Bedrooms, Two Bathrooms
- Private Front & Rear Gardens
- Large Single Garage (21x14 ft)
- Private Entrance

This incredibly spacious (over 1500 sq./ft) garden apartment in Clifton offers a great opportunity for comfortable living in a sought-after location. With three bedrooms and two bathrooms, this property provides ample space for a growing family, professionals looking for extra room or even downsizers.

The private front and rear gardens are perfect for outdoor entertaining. The large single garage is a rare find in the area and with additional allocated parking provides convenient parking with additional storage or workshop space. Situated close to the Downs and Whiteladies Road, residents can enjoy easy access to shops, restaurants and amenities.

Accessed via a drive to the side of the house with steps down through the private rear garden area. A good sized entrance porch opens into a large hall with bay window shaped recess with natural light, providing an ideal study area. All rooms radiate off the hall, including the second shower room which, whilst having plumbing in place, now provides utility space in lieu of the shower.

The living room is positioned to the front with double glazed bay window incorporating a door opening onto the south-facing landscaped garden. A large room offering plenty of space for dining table and numerous sofas and additional furniture.

Adjacent to is are bedrooms two and three. Both are good-sized double bedrooms and have built in furniture.

The kitchen/breakfast room is positioned to the rear and with large window is a bright and airy space with comprehensive range of kitchen units and integrated appliances. A built in breakfast table is also provided.





The master bedroom is very large with big double glazed bay window overlooking the rear garden. Again it has comprehensive range of built in bedroom furniture. Sitting amidships in the apartment is the main bathroom. Again spacious; the white suite comprises bath, good size shower cubicle, WC, bidet and wash basin set into a vanity unit.

Externally the flat has private use of the front garden. It has been professionally landscaped in a low maintenance design to include various seating/entertaining areas set amongst attractive flower and shrub borders behind period style steel railings.




With southerly aspect and direct access from the living room its a bit of a suntrap for most of the day. The rear garden is smaller and laid to attractive flagstone design with borders incorporating shrubs and climbing perennials. Beyond the garden is a large parking area of which the nearest space to the building is reserved for the apartment. At the far end is a row of residents' garages with the one on the far left belonging to the apartment. It is worth noting that at 21ft long and 14ft wide, its a big garage with plenty of space for a car, storage and workshop.

Important Information.

Remainder of a 999 year lease.
Service Charge £100 per month.
Ground Rent included in service charge £87.77 for building per year).
Internally run management company (C. £12k in sinking fund).



Energy Performance Certificate
Rating C



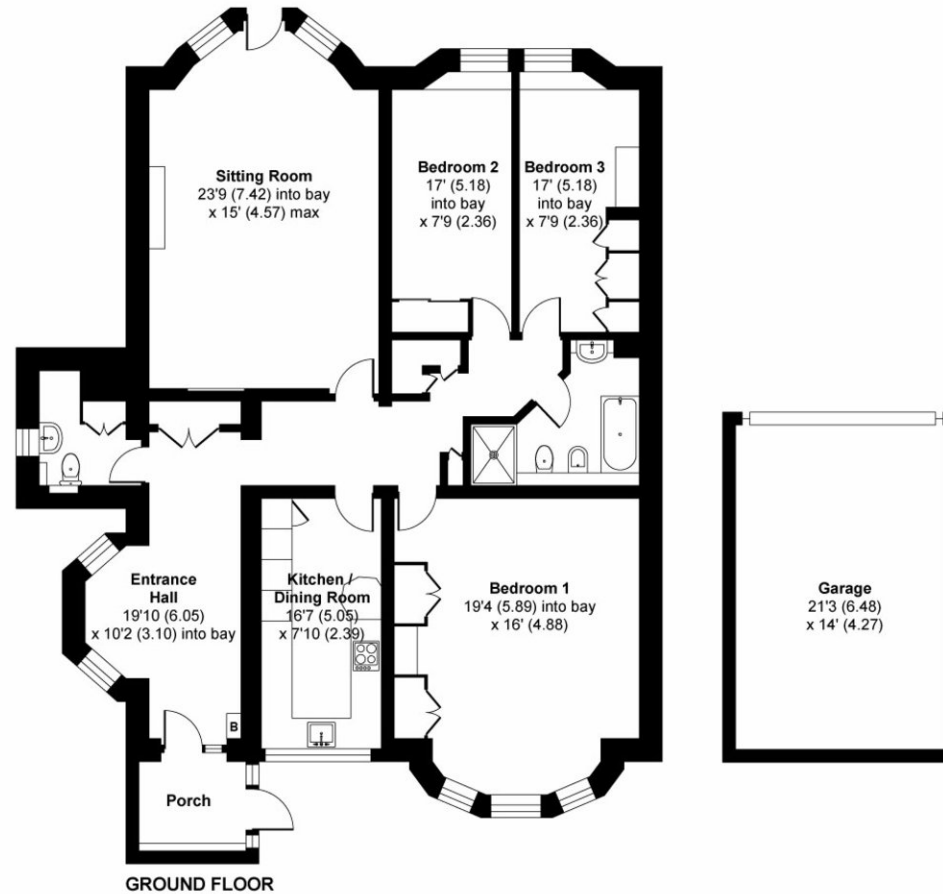
Apsley Road, Clifton, Bristol, BS8

Approximate Area = 1570 sq ft / 145.8 sq m

Garage = 296 sq ft / 27.4 sq m

Total = 1866 sq ft / 173.2 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). © nitchecom 2024. Produced for Leese & Nagle. REF: 1088191



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