



Hall Floor Flat, 19 Apsley Road, Clifton, Bristol, BS8 2SH

Guide price £495,000

A generously proportioned (1190 sq. ft.) Light and airy three bedroom apartment forming the Hall floor of this fine Victorian property and situated close to a wide selection of high street shops and restaurant on nearby Whiteladies Road. The apartment benefits from use of the communal gardens and its own private entrance.



Summary of Accommodation

A part glazed front door opens off a covered entrance porch into the central reception hall.

Living Room -

An exceptionally large, light and airy reception room with a full height shuttered sash window overlooking the rear garden. There is an impressive open fireplace with coal effect gas fire and solid marble mantle surround. Tiled hearth.

Kitchen/Breakfast room -

A generously proportioned kitchen/breakfast room with picture window to one end overlooking the rear garden. Comprehensive range of base and wall units with laminated work surfaces and splashback tiling surround. Single drainer acrylic sink unit. Induction hob unit with separate double oven and grill. Integral dishwasher and washing machine, freestanding BEKO fridge and freezer to one end built in shelved wall cupboards. There is ample room for a dining table and chairs. Ceiling downlights and attractive tile effect vinyl floor covering.

An internal corridor off the entrance hall leads to the three bedrooms and has a cloaks hanging area as well as ceiling hatch to overhead storage.

Bedroom 1 -

A shuttered sash window overlooks the front garden and enjoys a South facing aspect. Built in hanging wardrobes.

Bedroom 2 -

A generously proportioned double bedroom enjoying a Southerly facing aspect with shuttered windows.

Bedroom 3 -

A full height shuttered bay window enjoys a southerly facing aspect and overlooks the front garden. Built in hanging wardrobes housing a Vaillant combination gas fired boiler supplying the central heating and domestic hot water circulation.

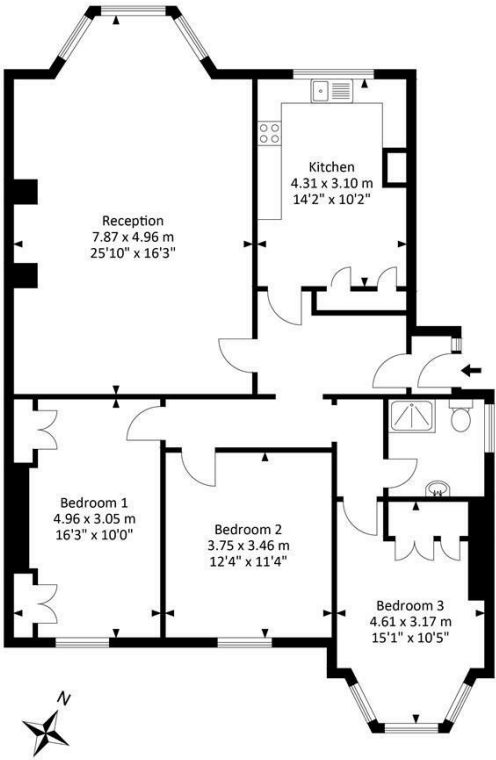
Bathroom -

A sash window overlooks the side driveway. Built in glazed shower cubicle with Triton shower unit. Pedestal wash hand basin and low level WC.

Externally -

The property benefits from use of the front and rear communal gardens.

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Approx. Area 1190.20 Sq.Ft - 110.60 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Westcountry EPC

