



## Percival House Percival Road, Clifton, Bristol, BS8 3LE POA

OFFERS INVITED BETWEEN £515,000 - £545,000

A delightfully spacious three bedroom hall floor apartment situated in a sought after residential road close to Clifton College and the Clifton Downs. This fabulously presented apartment forms one of four spacious flats in an attractive Victorian residence that was converted in 2005. The accommodation includes entrance hall, a magnificent light and airy, dual aspect open plan reception/kitchen dining room. This generously proportioned living space attracts an abundance of natural light through full height sash windows that complement the natural wood effect flooring and notably impressive ceiling heights. The remaining accommodation comprises master bedroom with en-suite shower room and two further bedrooms served by a separate bathroom. The property also has the advantage of ample storage space, gas fired central heating and the fact that the sale involves no onward chain.

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**Location**  
 Percival Road is a residential road held in extremely high regard. The prized location coupled with the fact that the property is surrounded by an attractive mix of Victorian and Georgian architecture as well as being well placed for local amenities make it a widely admired address. The variety of shops, boutiques and restaurants in Clifton Village are within half a mile as well as the choice of further amenities on nearby Whiteladies Road. Indeed, Bristol's City Centre is within only one and a half miles allowing access to the national motorway network via the M32 and rail links to London Paddington from Temple Meads mainline station.

The vast expanse of Cliftons Downs can be accessed within a quarter of a mile, as can the historic landmark of Isambard Kingdom Brunel's world famous suspension bridge spanning the Avon Gorge (in itself, a designated area of Special Scientific Interest). The area is particularly well served for schooling in both state and private sectors with Clifton College being situated within 100 yards and Clifton High School.

**Other Information**

**VIEWING** - Strictly by prior appointment with Hydes of Bristol

**TENURE** - We understand to be leasehold for the remainder of a 999 year lease term. We further understand that the Freehold is held by the management company and each resident is a director of the management company.

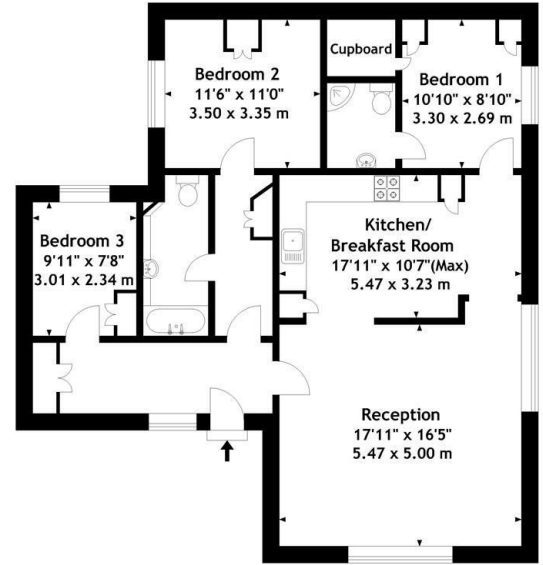
**LOCAL AUTHORITY** – Bristol City Council

**COUNCIL TAX BAND** – We understand to be band 'E' (£2,199.70 Payable for 2017/2018)

**SERVICES** – We understand that all mains services are connected to the property.

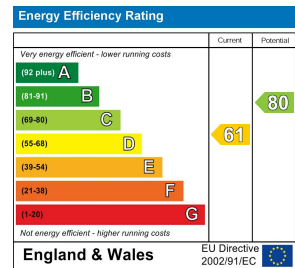
**MANAGEMENT COMPANY** – We understand that there is a resident run management company that oversees the general upkeep and management of the property. A monthly service charge of £100.00 is payable for each flat.

**9c Percival Road Bristol BS8 3LE**  
 Approx. Area 1098.51 Sq. Ft - 102.05 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



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