



SARAH CLARK
PROPERTY CONSULTANTS

FLAT 3, 14 |
PARK PLACE, BRISTOL, BS8 1JP

This is an opportunity to purchase a delightful two double bedroom apartment set in a great location in Clifton and close to the Triangle, Clifton Village and Whiteladies Road.

The apartment has a good size lounge to the front of the property overlooking the gardens of Park Place. The bedrooms are situated to the rear and are both doubles.

The modern kitchen is fully equipped and has a range of wall and base units for storage, electric hob and oven, space for washing machine, fridge and freezer.

The modern bathroom has a white suite with shower with bath over, wc and basin.

The residents benefit from use of communal gardens to the rear of the property.

This is a great sized apartment situated in a great location and would make a lovely first-time home or investment property.

Lease = 970 years

Council Tax = C

EPC = E

Service Charge = £3830 per annum (half of which goes into a reserve fund for the proactive maintenance and upkeep of the building).



Features

- No Chain
- Two Double Bedrooms
- Modern Fully Equipped Kitchen
- Good Sized Lounge
- Communal Gardens
- Great Clifton Location





Lounge

19'5" x 11'8" (5.92 x 3.56)

This good sized lounge has windows to the front aspect overlooking the garden in Park Place. There is neutral decoration and carpet, a decorative fireplace and shelving built into the alcove.

Kitchen

7'5" x 7'7" (2.28 x 2.35)

This modern kitchen is fully equipped with electric oven, hob, and space for washing machine, fridge and freezer.

Bedroom One

9'3" x 13'3" (2.84 x 4.06)

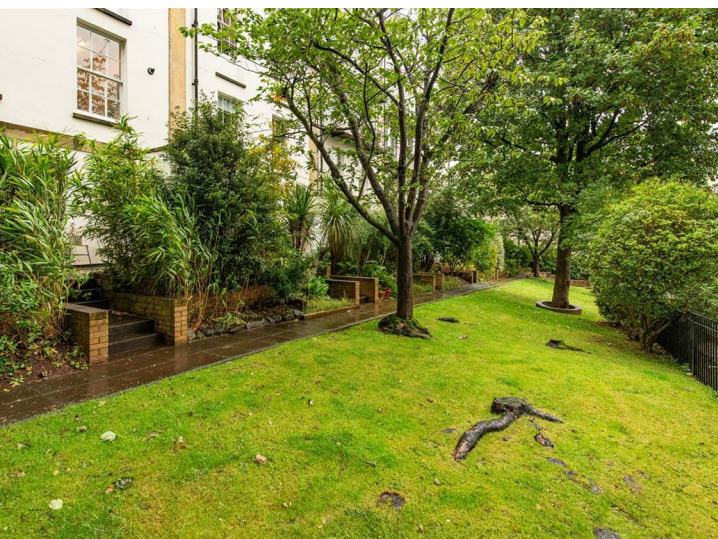
This good sized double bedroom has windows overlooking the communal gardens and the view of the Clifton rooftops.

With neutral decoration, carpet and a built in cupboard.

Bedroom Two

9'1" x 12'3" (2.79 x 3.75)

This double bedroom has windows to rear aspect. With neutral decoration and carpet.



Bathroom

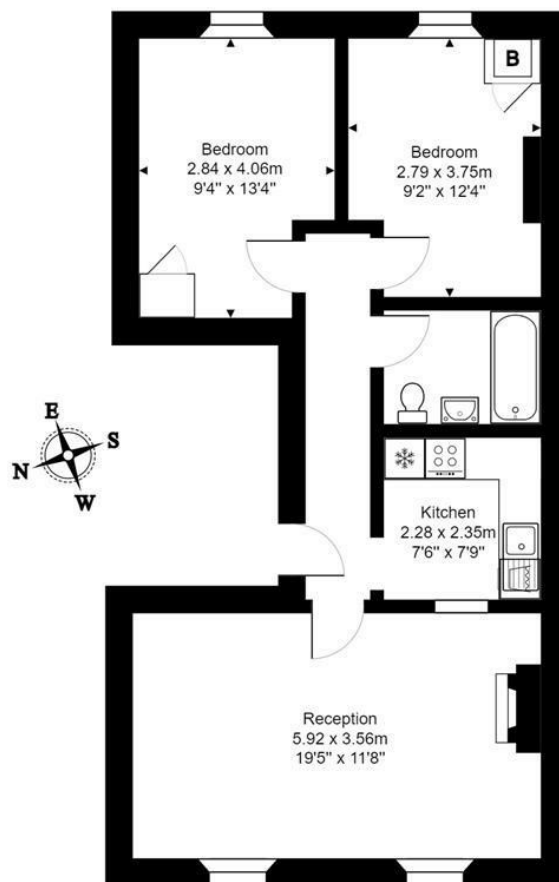
The bathroom has a white suite with bath with shower over, wc and basin.

Outside

The owners of the property have access to communal gardens at the rear of Park Place.

On-street parking permits are available from Bristol City Council

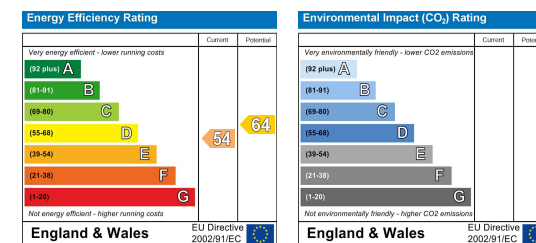
TENURE LEASEHOLD



Second Floor

Total Area: 59.4 m² ... 640 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.