



SARAH CLARK
PROPERTY CONSULTANTS

FLAT 1, 26 |
WATERLOO STREET, BRISTOL, BS8 4BT

Situated in the highly sought-after Clifton Village, this delightful two-bedroom apartment offers character, comfort, and an unbeatable location just moments from the area's boutique shops, cafés, and restaurants.

The apartment is situated right in the heart of the village above a retail unit and the accommodation includes a spacious double bedroom with an en-suite shower room, and a second bedroom with a rather quirky and unique sleeping platform allowing you to maximise the floor space below. There is also a separate bathroom fitted with a shower, basin, and WC.

The inviting lounge features exposed beams and doors opening directly onto a private roof terrace – perfect for enjoying morning coffee or evening drinks. The kitchen leads off the lounge and is well-equipped with a range of wall and base units, an electric oven with gas hob, a gas boiler, and space for a washing machine, fridge, and freezer, along with a dishwasher. A pretty bay window offers an attractive outlook over the terrace.

A rare opportunity to secure a home in one of Bristol's most desirable locations, combining charm, practicality, and outdoor space.

Due to the mezzanine level installed in the second bedroom this property is available to a Cash Purchaser only.

Leasehold - 972 years remaining.

Council Tax = E

EPC = D

Service Charge = £800 per annum to be confirmed.

Ground Rent = TBC

Managing Agent = Vickery Holman



Features

- No Onward Chain
- Two Bedrooms
- Located in the heart of Clifton Village
- Double Bedroom with En-suite
- Second Bedroom with quirky mezzanine level
- Roof Terrace
- Available for Cash Purchase Only





Lounge

20'2" x 15'3" (6.15 x 4.65)

A bright and inviting living space featuring charming beamed ceilings and double doors opening to the private roof terrace, ideal for entertaining or relaxing. The kitchen leads off the lounge.

Kitchen

9'7" x 9'10" (2.93 x 3.00)

Fitted with a range of wall and base units, electric oven, gas hob, and gas boiler, plus space for a washing machine, fridge, and freezer. Includes a dishwasher and a pretty bay window overlooking the terrace.

Bedroom One

13'7" x 8'7" (4.16 x 2.63)

Generous double bedroom with the convenience of an en-suite shower room, creating a private retreat.

En-suite

Fitted with shower, basin, and WC

Bedroom Two

10'0" x 8'2" (3.06 x 2.50)

A versatile second bedroom with a sleeping platform, adding a unique and characterful feature to the space.

Family Bathroom

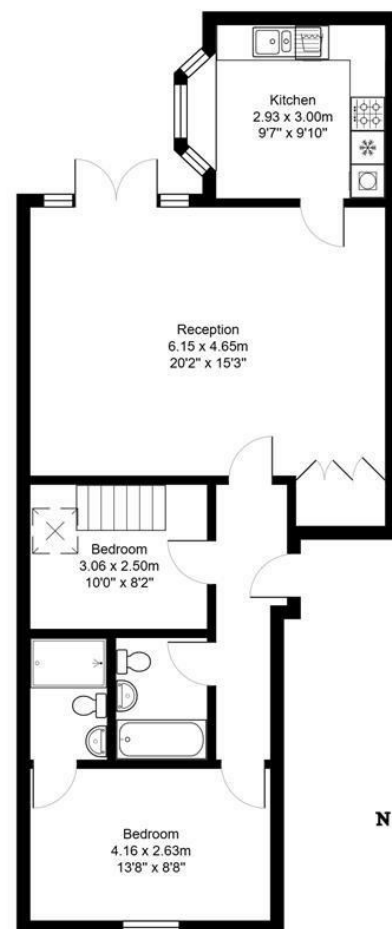
Family bathroom with shower, basin, and WC, finished in a clean and functional style.

Roof Terrace

Private outdoor terrace accessed from the lounge, offering a peaceful spot to enjoy the sunshine.



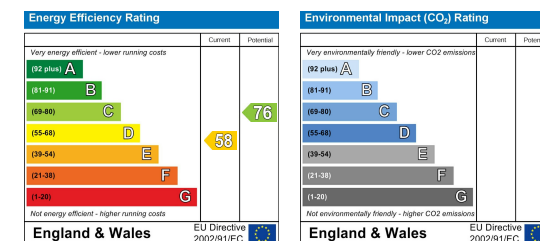
TENURE LEASEHOLD



First Floor

Total Area: 72.8 m² ... 784 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.