



Pembroke Road, BS8

## PEMBROKE ROAD, BS8

An attractive and exceptionally well presented two bedroom split level apartment located in an imposing and impressive building in one of the premier residential addresses within Clifton. Set within ornamental gardens and with secure underground parking, this beautiful home is offered to the market with no onward chain.

### ACCOMMODATION

Spacious Sitting Room with Dining Space

Modern Kitchen

Master Bedroom with En-suite

Second Double Bedroom

Separate Shower Room

Utility Area

northwood





## DESCRIPTION

Take the gated pathway from the street into the front garden and you are greeted by an impressive and imposing Victorian mansion which has been converted into high quality luxury apartments.

Wide stone stairs lead to the external door of the block, pass through here into the hallway and the apartment can be found on your left-hand side.

Once into the apartment, the hallway has doors to the sitting room and kitchen, and stairs descending to the lower level.

The attractive and spacious sitting room is a superb principal reception room.

A large, curved bay window looks out over the ornamental communal gardens, the window also allows for plenty of natural light to enter the room and coupled with the high ceiling this gives a real sense of space and openness.

Across the hallway from the sitting room is the kitchen. Having undergone extensive refurbishment in 2019 the kitchen offers a tranquil and inviting atmosphere and is finished to an exceptionally high standard with granite worktops. Fitted with a range of integrated appliances including fridge/freezer, oven, dishwasher, microwave and a 5 burner gas hob on the island unit. The granite topped island unit also incorporates a breakfast bar. Two windows overlook the gardens whilst a door leads to the private terrace area, perfect for breakfast or late morning coffee.

Taking the stairs from the hallway leads you to the lower ground floor, here you will find the generous master bedroom with fitted wardrobes, another impressive bay window and a luxury en-suite shower room.

Further accommodation on the ground floor includes a second double bedroom with fitted wardrobes, a refurbished shower room and a utility area with plumbing for a washing machine and space for a tumble dryer.

The property is set within well-tended ornamental communal gardens, with areas of manicured lawns and well kept floral borders and an assortment of trees and shrubs.

Steps from the garden lead to the secure parking garage, there is one allocated space within the parking garage for the property. Vehicle access is via Pembroke Road, there is also a number of visitor spaces.

## SITUATION

Located within walking distance of Durdham Downs and Clifton Village this property is ideally placed for those who are wanting expansive outdoor space, shops, cafés, and restaurants on their doorstep.

Bristol is famed for its growing reputation within the business sector and is home to a number of large employers including Rolls-Royce and the MOD. The diverse culture within the city makes it an ideal destination for dining out, with a number of high-quality restaurants and brasseries within the Clifton area and throughout the city. The city is also home to a number of iconic landmarks including Brunel's Clifton Suspension Bridge and the impressive SS Great Britain. The Bristol International Balloon Fiesta is held annually at the Ashton Court estate and attracts balloonists and spectators from all corners of the world.

Bristol also boasts a modern shopping centre in the heart of the city, Cabot Circus which offers a broad spectrum of shops and dining facilities as well as a cinema. On the northern side of the city just off junction 17 of the M5 is the regional shopping centre Cribbs Causeway, again offering a plethora of shops, restaurants, and leisure facilities.

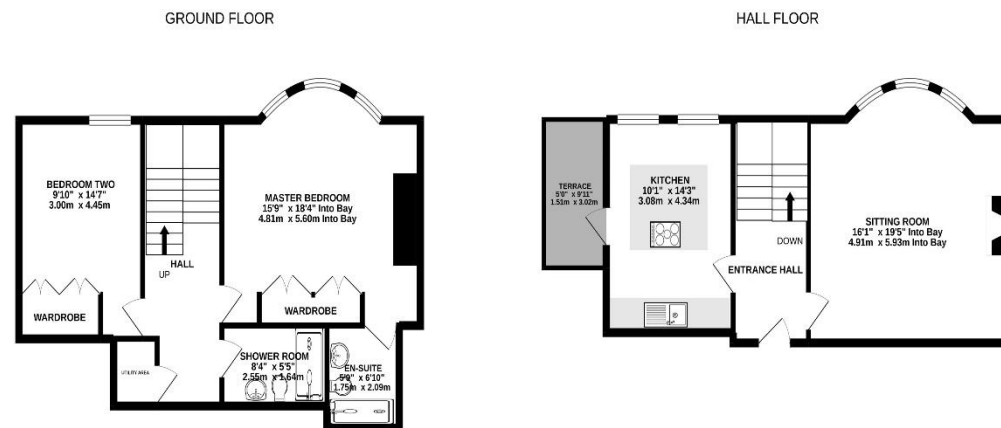
The Heritage city of Bath is also within easy reach of the property. Famed for its Georgian architecture Bath is home to the Roman Baths and is a popular destination for locals and tourists. The city also boasts a racecourse for the racing enthusiasts.

The M5 motorway can be accessed via the A4, mainline rail connections to London Paddington are offered at Clifton Down station (less than 1 mile away). For those looking to travel further afield, Bristol International Airport is a mere 9 miles away and offers regular domestic and international flights.

## GENERAL

Tenure – Leasehold. Services - Mains water, mains drainage, mains gas central heating. Postcode – BS8 3ES. Energy Performance Certificate – Rated C. Viewings - Strictly by appointment with the Vendors agent Northwood 0117 9635777

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