



## Hall Floor Flat, 20 Apsley Road

Clifton, Bristol, BS8 2SP







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**An exceptional hall floor period apartment comprising circa 1280 sq ft with excellent natural light, retained period features, an off-street parking space and sunny communal garden.**

Stunning three bedroom hall floor period apartment | Sought-after location between Clifton village and Whiteladies Road | Off-street parking space | Elegant high ceilings and retained period features | Beautiful sitting room with bay window | Stylish kitchen and breakfast bar | Three double bedrooms | Two well-appointed bath / shower rooms (one en-suite) | Excellent storage throughout | Soundproofed flooring system (both above and below) and double glazed sash windows | EPC: D

## Situation

Apsley Road is a sought-after residential road conveniently situated between Pembroke Road and the hustle and bustle of Whiteladies Road. Within easy striking distance are numerous cafés, restaurants and boutique shops. A moments' walk away are Bosco (Whiteladies), the popular Everyman Cinema and the convenience of a large supermarket.

A little further up Whiteladies Road is The Downs, a public open area of circa 400 acres.

Bristol is widely regarded as the "gateway to the West" and the M5 is just under 5 miles away, with the M32 2.5 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is just over 3 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 8.4 miles to the south

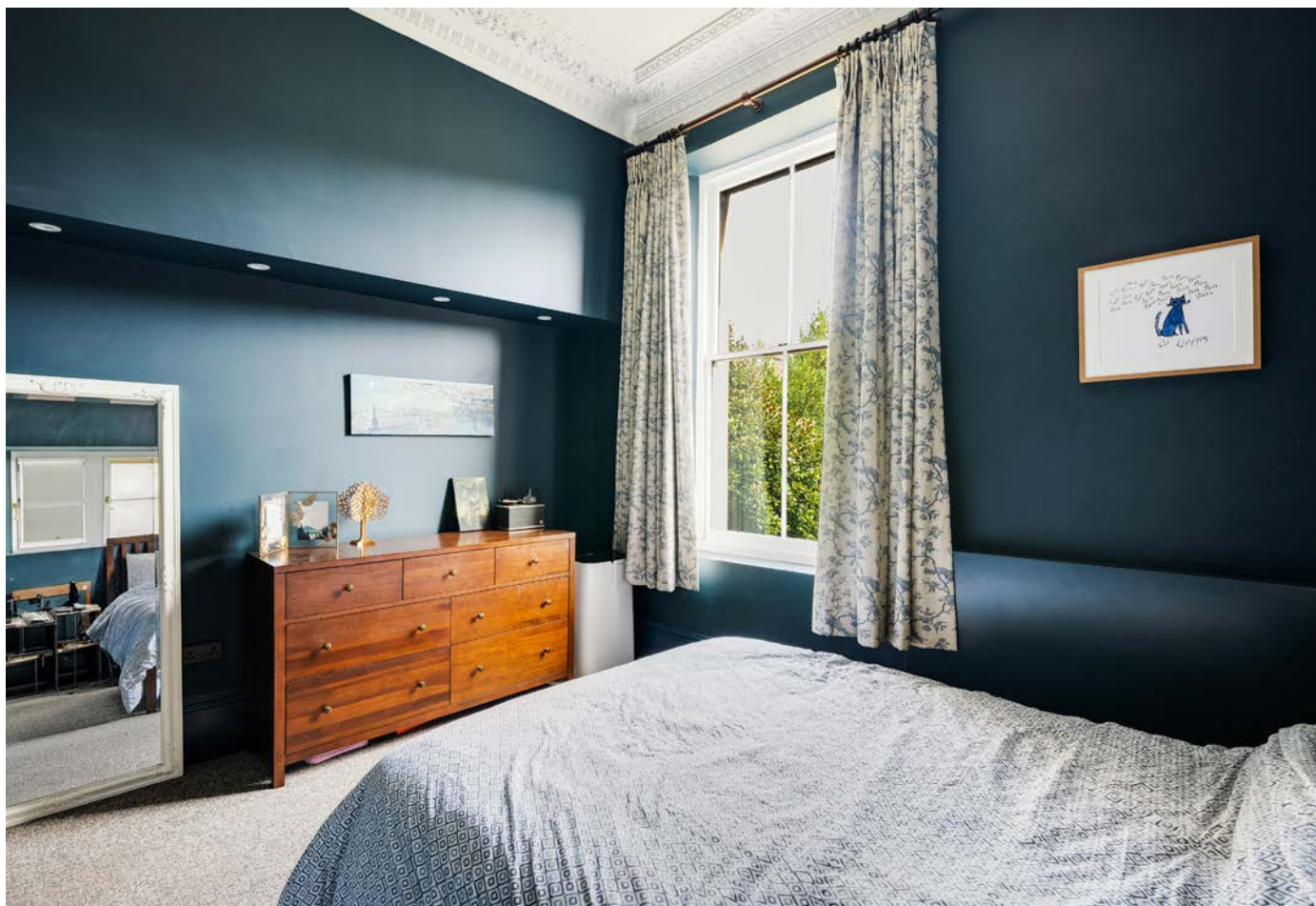
## For Sale Leasehold

The Hall Floor Flat, 20 Apsley Road is a superb period apartment; enjoying a large, light-filled lateral footprint with three excellent bedrooms and a superb full-width kitchen and reception room.









Throughout, the house has been beautifully finished, with stylish design touches such as modern Moroccan tiled and oak parquet floors complementing the retained period features, and a design led meticulously finished kitchen marrying bespoke polished concrete worktops with intricately grained exposed oak cabinets. In addition, the apartment has been comprehensively sound-proofed (as has the flat above) and is finished with double glazed sash windows.

On entering, the wide and welcoming entrance hall, with its stylish and durable Moroccan encaustic tiled floor provides access to each of the bedrooms and kitchen, along with superb storage and detailed ceiling cornice work.

Under the (communal) stairs is enough room for multiple bikes (the current owners can store 8) as well as sports, camping and travel bags etc.

Accessed from the entrance hall is the fabulous kitchen, with its expanse of polished concrete bespoke made work tops. A peninsular island provides breakfast bar seating for half a dozen or so seats; with beautifully grained oak cabinets providing an expanse of floor and wall-mounted storage.

In addition, there is a double Belfast ceramic sink, integrated dishwasher and washing machine and space for a double fronted American style fridge / freezer. For the chefs, there is a state of the art Fischer & Paykel stainless steel range cooker with an extractor hood above, and a large sash window providing plenty of natural light and ventilation.

From the kitchen space saving "pocket" doors open up to reveal a stunning reception space; with a triple sash bay window, complete with working shutters, flooding the room with light. A carved wooden fireplace with an open hearth below provides a period focal point, complimented by the retained ceiling plasterwork and modern herringbone oak parquet floor.

Running along the rear of the house is a suite of three double bedrooms, each with an oversize sash window and views out over the rear gardens.

The master bedroom is a lovely space; with a sizeable bedroom complemented by a generous walk-in wardrobe and fitted en-suite shower, complete with a feature exposed stone wall. The en-suite is finished with an oversize walk-in shower cubicle, complete with an encaustic tiled surround, vanity basin, low level w.c, tiled floor and a towel warmer.

To the far end of the hall is the second bedroom, with a lovely period fire surround and modern tiled hearth whilst in the centre is the third bedroom; currently dressed as a home office.









This room provides an exceptionally versatile space, with a bespoke staircase leading up to a mezzanine bed deck – ideal for an occasional overnight guest whilst maximizing the third bedroom's space.

These latter two bedrooms share a fitted family bathroom; complete with a three piece suite comprising a feature "his & hers" wash basin, low level w.c and a panelled bath, complete with integrated overhead thermostatic shower, tiled flooring and a towel warmer.

## Outside

Approached via a pillared vehicular entrance the short front drive provides an unallocated parking space for one car.

Shallow steps lead up to the communal front door, whilst to the side of the property steps lead down to a part-gravelled and paved path leading to the circa 40' x 20' rear communal garden.

Over the past few years this has undergone an amount of landscaping, and now provides an expanse of level lawn, raised dining and BBQ terrace and well-tended raised borders with a cherry tree, rose bushes and various herbs and shrubs.

With its south-south-east orientation and south-south-west elevation it manages to catch much of the day's sun.

In addition to the private parking residents also enjoy the benefit of applying for a Clifton East Residents Parking Permit and additional guest (on-street) permits are available.

## Services

Mains water, electricity, gas and drains. Gas central heating system. Telephone and Fibre Broadband by private arrangement.

## Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax: Band D

Directions: BS8 2SP

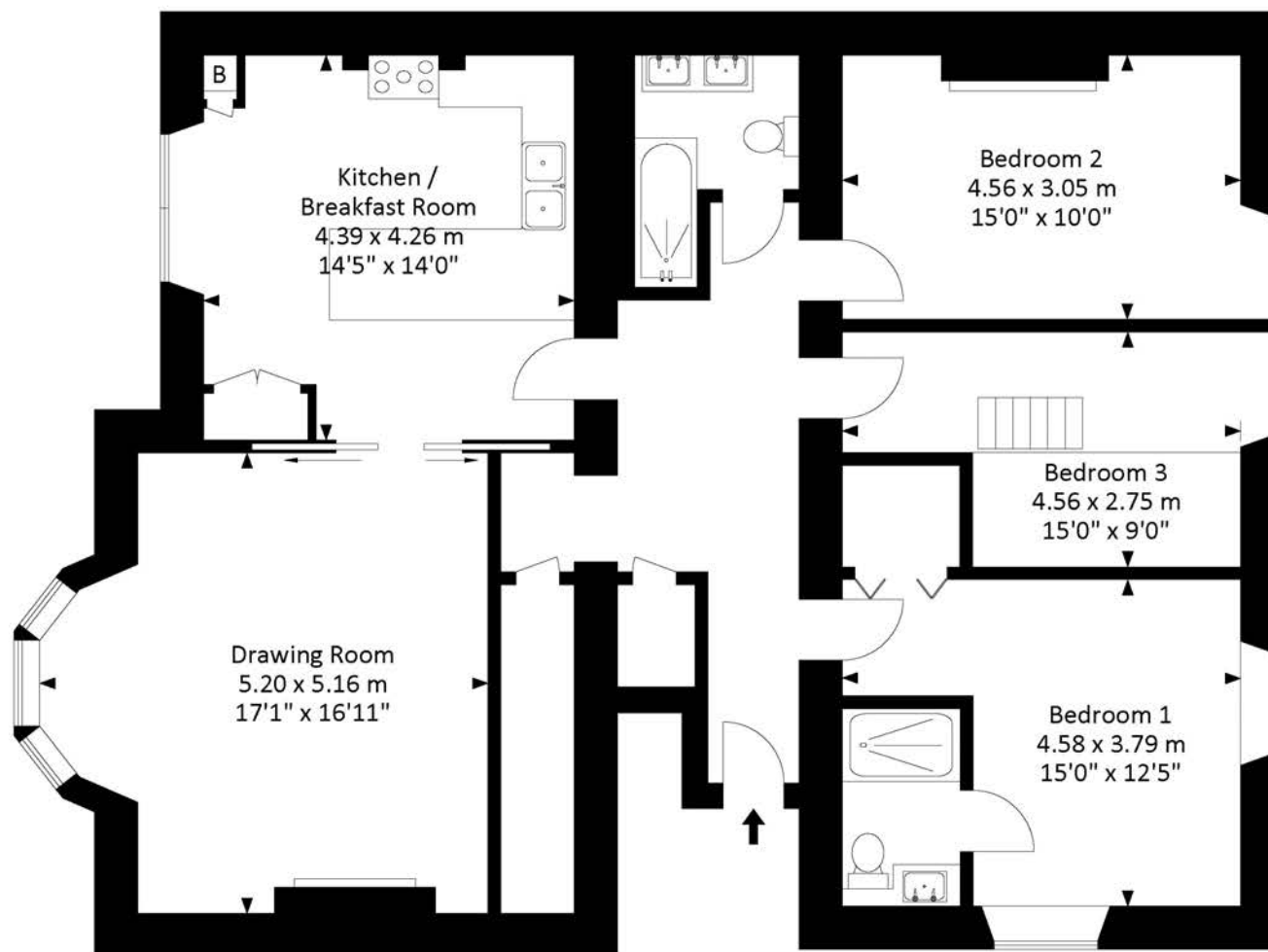
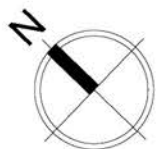
Viewing: Strictly by appointment with Rupert Oliver Property Agents





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Approx. Gross Internal Area  
1282.0 Sq.Ft - 119.10 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.