



First Floor Flat, 74 Pembroke Road

Clifton, BS8 3EG



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A beautifully proportioned first floor period apartment with four bedrooms, two bath/shower rooms, a superb private balcony, expansive kitchen/dining room, allocated parking and access to the communal gardens.

Elegant circa 1700 sq. ft. four-bedroom first floor apartment | Stunning period features throughout | Generous bespoke design fitted kitchen/dining room with island | Elegant sitting room with south-facing sash windows | Main bedroom with en-suite and extensive built-in wardrobes | Three further bedrooms | Family shower room and additional cloakroom | Private south-west facing balcony | Allocated off-street parking | Communal front gardens | EPC: D

Situation

Pembroke Road runs centrally through Clifton, ideally placed for the very best the area has to offer; with The Downs just a short stroll to the north and Clifton Village less than a mile away for boutique shopping, the RWA and numerous restaurants and cafes.

Several of Bristol's most highly regarded schools are within easy reach (Clifton College, Clifton High School, BGS and QEH). Brunel's Suspension Bridge is just over a mile away giving access to Leigh Woods and Ashton Court, whilst Bristol Temple Meads lies under three miles away for fast rail connections to London. Bristol Airport is circa eight miles.

For Sale Leasehold

74 Pembroke Road is a handsome period townhouse divided into elegant lateral apartments, with the first floor flat offering expansive and light-filled accommodation.







Accessed via beautifully kept communal gardens and a wide, well-presented stairwell, the approach makes an immediate impression with its high standard of maintenance, decorative cornicing and plentiful natural light.

The apartment opens into a generous entrance hall with striking parquet flooring and exquisite criss-cross cornicing. From here, the accommodation flows easily into the four bedrooms, principal living areas and private outdoor space.

The main bedroom is a substantial room with large sash windows overlooking the rear and fitted with extensive near floor-to-ceiling wardrobes. The en-suite includes twin basins, a heated towel rail, walk-in shower and underfloor heating, with an adjacent WC providing further storage and access to a loft.

Three further bedrooms provide excellent versatility. One, currently used as a study, opens directly onto a private south-west facing balcony – a superb spot for morning coffee or evening drinks. A fourth smaller bedroom also makes for an ideal study or single room, whilst the second bedroom enjoys dual windows and bespoke fitted wardrobes.

A family shower room with heritage-style fittings and beautiful tiling serves the additional bedrooms, alongside a separate WC.

The heart of the apartment is the expansive bespoke designed kitchen/dining room, designed to the highest standard with hand-painted cabinetry, Rangemaster cooker, Bosch dishwasher, Hotpoint washing machine, full-size Caple fridge and built-in deep freeze and wine cooler within the island unit. Dual-aspect sash windows flood the space with natural light throughout the day, making it ideal for entertaining.

The elegant sitting room completes the accommodation, a wonderfully light space with south-facing sash windows, high-quality Zoffany wallpapers, attractive cornicing and a working gas fireplace.

Overall, this is a truly outstanding apartment, combining impressive period proportions with superb modern comforts in one of Clifton's most sought-after addresses.





Outside

The property is approached via landscaped communal gardens, laid mostly to lawn with mature trees providing both privacy and sound insulation from Pembroke Road. To the rear lies the allocated off-street parking space.

The private south-west facing balcony provides further valuable outside space, perfect for entertaining or quiet relaxation.

Services

Mains water, electricity, gas and drains. Heating controlled by Hive.

Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax: Band TBC

Directions

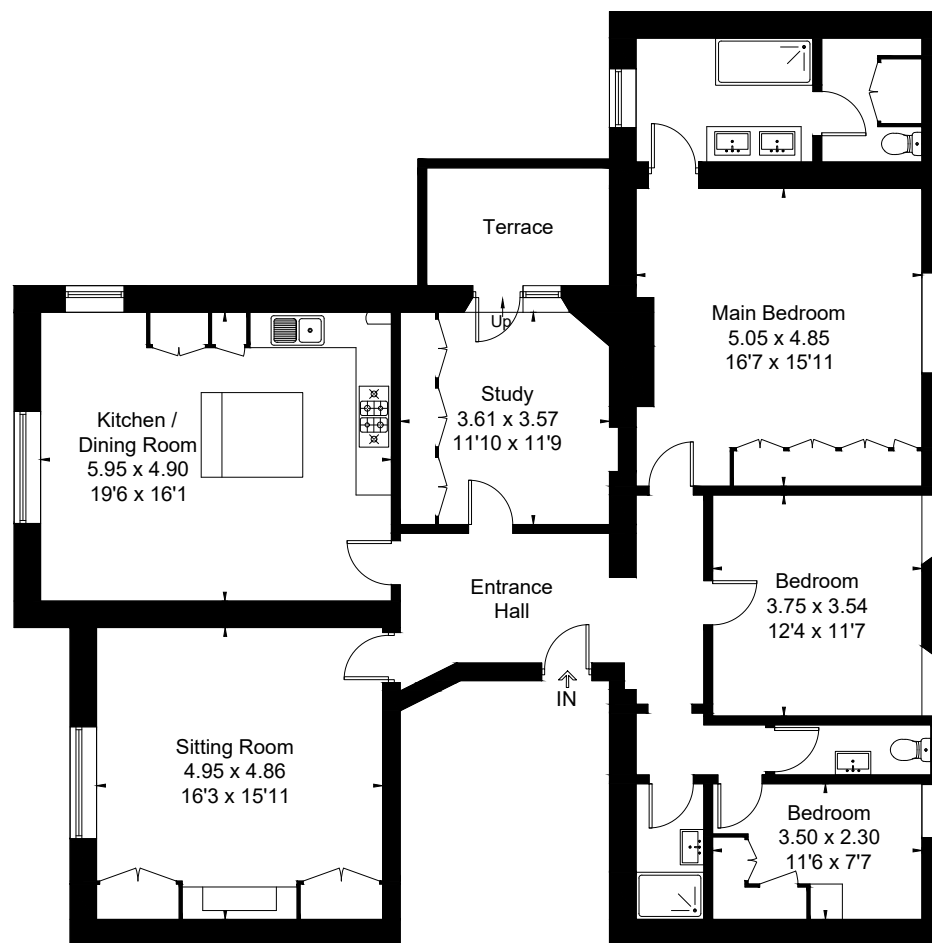
Post Code BS8 3EG

Viewing

Strictly by appointment with Rupert Oliver Property Agents



Approximate Floor Area = 153.6 sq m / 1653 sq ft



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #97880