

elephant 



£550,000

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53 Clifton Down Road Clifton, Bristol, BS8 4AH

An exceptional two bedroom first-floor apartment located in Clifton Village.

Positioned on Clifton Down road, this elegant apartment forms part of a Victorian converted building in a prime location overlooking Christchurch Green and a short walk to a number of highly regarded shops, cafes and restaurants. At the front of the property is a paved hardstanding with one parking space for the first-floor apartment. Steps lead up to the front door to the main house and then once inside a well maintained communal hallway and staircase leading up to the apartment's private entrance.

Head to the front of the flat and you will find an elegant (18'10 x 18'2) living room with a four-window bay overlooking the property's frontage and leafy views across the green opposite. The room has retained features including the original ceiling coving and a period fireplace and mantle surround. Adjacent, is a kitchen fitted with a range of contemporary wall and base units with a tiled splash back. There is a fitted oven, hob, extractor, with space for both a washing machine and dishwasher. For casual dining, there is room for a small table or breakfast bar with potential to open up and connect to the next door living room.

A spacious hallway connects all rooms and has a built-in desk/study space and useful storage cupboard. The right hand door leads into the master bedroom and en-suite. The room has plenty of retained character with two large sash windows which have an open aspect across gardens at the rear, a period fireplace and ceiling coving. Two large fitted wardrobes have been added with a neatly concealed en-suite shower room fitted with a simple white suite. Next door, the second double bedroom has two sash windows to the rear and a built in wardrobe. The



bathroom is positioned centrally off the hallway and is fitted with a white suite and wall tiles, with contrasting floor.

This apartment truly has a lot to offer with a good layout with well proportioned rooms while being situated in an excellent location, the village's eclectic mix of shops, restaurants, cafés and bars are on hand whilst also being only a short walk away from Clifton Suspension Bridge, the Ashton Court estate, Clifton Down and Whiteladies Road.

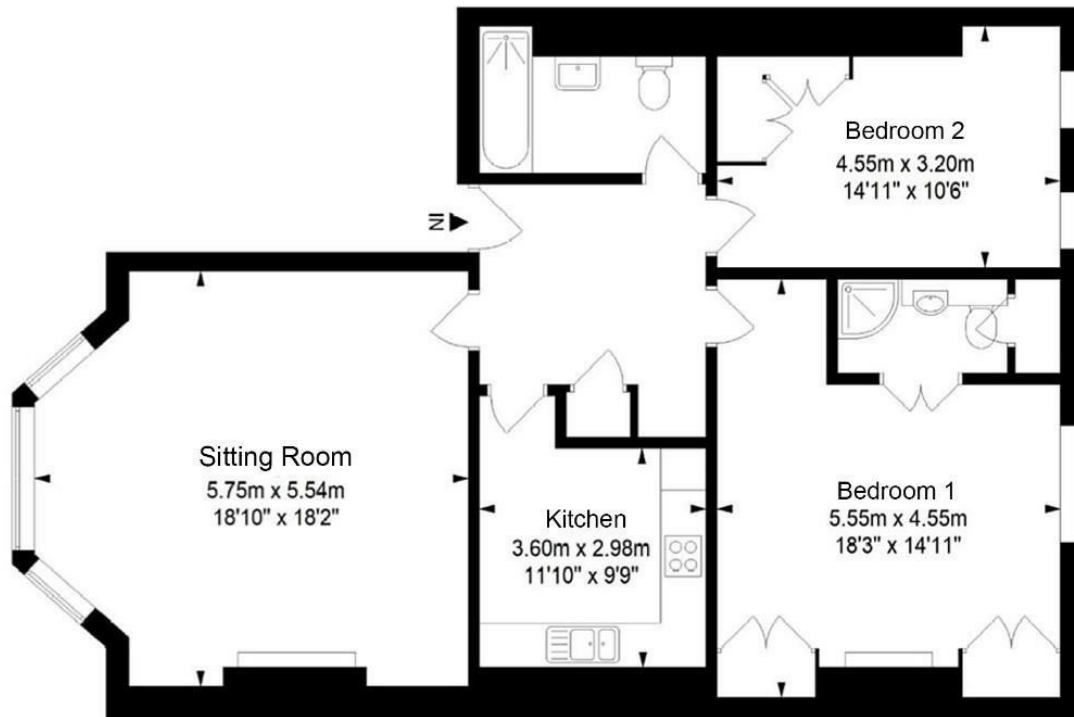
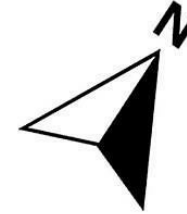
Offered with no onward chain





First Floor Flat, Clifton Down Road, Clifton, Bristol, BS8 4AH

Approximate Gross Internal Area = 94.4 sq m / 1016 sq ft



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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