



Flat 1, 9a All Saints Road, Clifton, Bristol, BS8 2JG

GUIDE PRICE £399,950



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PROPERTY OVERVIEW

A well-presented and deceptively spacious lower ground floor flat, ideally situated in the heart of Clifton just moments from Whiteladies Road and The Downs. Offering approximately 948 Sq.Ft. (88.10 Sq.M.) of light and versatile accommodation, the property combines character, practicality, and a prime location.

The apartment includes a welcoming entrance hallway, a bright bay-fronted living/dining room, a separate fitted kitchen, a double bedroom and a well-appointed bathroom with a walk-in shower next to the bath.

A notable feature is the private off-street parking space, providing valuable convenience in this highly desirable area. Equally rare is the inclusion of a separate store-room, offering excellent additional storage for bicycles, luggage, or seasonal items as well as a private cellar storage room just outside the flat in the corridor by the back door.

Offered for sale with no onward chain, this flat represents a superb opportunity to acquire a spacious and well-located home in one of Bristol's most sought-after districts.

Location

All Saints Road is one of Clifton's most desirable addresses, perfectly positioned between Pembroke Road and Whiteladies Road. A wealth of cafés, restaurants, and independent shops are within walking distance, as are excellent transport links via Clifton Down Station.

The open green expanse of The Durdham Downs is just a short stroll away, offering 400 acres of parkland ideal for walking, running, and recreation. Clifton Village, the University of Bristol, and the city centre are all within easy reach, making this a superb choice for professionals, downsizers, or investors alike.

Lease Information:

Length of Lease Remaining: Approx. 947 years

Ground Rent: Peppercorn

Service Charge: Approx. £800 per annum

KEY DETAILS

- Spacious Lower Ground Floor Flat In Central Clifton
- Approx. 720 Sq.Ft. (66.9 Sq.M.)
- Double Bedroom
- Private Off-Street Parking Space
- No Onward Chain

Guide Price: £399,950

Tenure: Leasehold - Share of Freehold

Council Tax Band: C

Local Authority: Bristol City Council

Vendors Onward Position:

No Onward Chain

EPC: D

Viewing: By appointment only

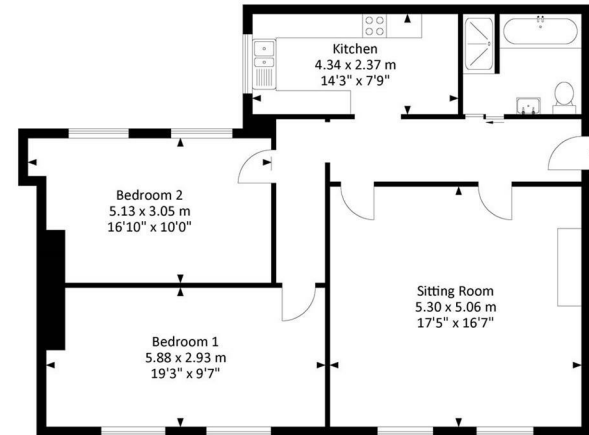


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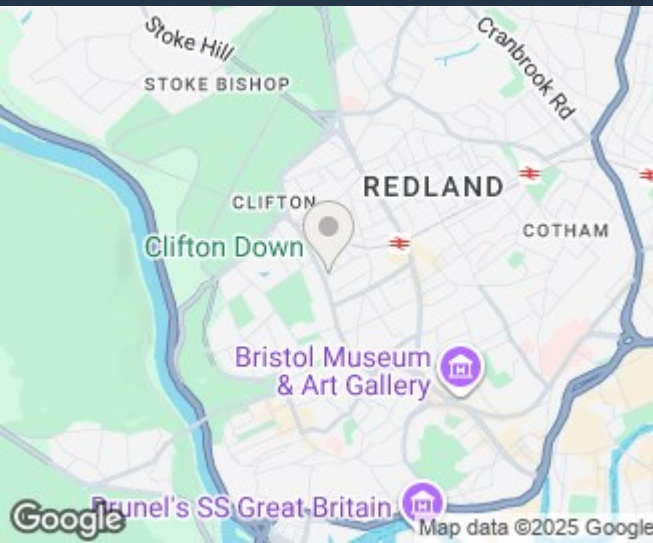
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Approx. Area 948.0 Sq.Ft - 88.10 Sq.M



Lower Ground Floor

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.
Floor plan produced by Energy Plus.



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation
please either call, email or
follow the QR to book online.



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