

# property details **approval form**

3 St Clements Court, St Paul Street, St Pauls, Bristol, BS2 9HB

**Date:** 10 April 2024

**Property Ref and Version:** CLI107740 - 0004

## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

**Your Allen & Harris office:** 23 Regent Street, Clifton, BRISTOL, BS8 4HW

**T** 0117 973 1295 **E** Clifton@allenandharris.co.uk

# property details **approval form**

3 St Clements Court, St Paul Street, St Pauls, Bristol, BS2 9HB

**Date:** 10 April 2024

**Property Ref and Version:** CLI107740 - 0004

## >> **price**

---

£280,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008.

## >> **key features**

---

- > NO CHAIN
- > Two Double Bedrooms and Two Bathrooms
- > Prime Central Location - Private Entrance
- > Superbly Presented - Additional Storage
- > Courtyard to Front and Rear - Open-Plan Living / Dining / Kitchen
- > Splendid Georgian Frontage
- > Access to Amenities
- > Convenient Transport Links
- > EPC Rating: D

## >> **short description**

---

We are pleased to present this exceptionally well presented two double bedroom central apartment. This further offers two bathrooms, central hallway, open-plan living space, attractive frontage, outside space and private entrance. We will be happy to answer questions and arrange viewings.

## >> **long description**

---

Located on the courtyard level of this modern building with historic Georgian frontage, we find this immaculately presented luxurious apartment. The property is within easy reach of everything Bristol's city centre has to offer. It is also within close proximity to Temple Meads Train Station and key transport links. This area with grand Georgian townhouses and historic square has very quickly morphed into a district in its own right attracting people that need an executive yet period feel combined with the desire for a city location.

The property itself briefly comprises of two double bedrooms, expansive open-plan living room / kitchen plus dining space, family shower room and ensuite to primary bedroom. The unique flat which has been improved and further features a spacious central hallway, storage and courtyard space.

**Your Allen & Harris office:** 23 Regent Street, Clifton, BRISTOL, BS8 4HW

**T** 0117 973 1295 **E** Clifton@allenandharris.co.uk

# property details **approval form**

3 St Clements Court, St Paul Street, St Pauls, Bristol, BS2 9HB

**Date:** 10 April 2024

**Property Ref and Version:** CLI107740 - 0004

All elements of this property have been thoughtfully considered from the Italian floor tiling through to the beautifully presented kitchen and bathrooms. City living at it's best for sensible money. We are very happy to answer questions and arrange viewing as required.

>> **directions**

---

# property details **approval form**

3 St Clements Court, St Paul Street, St Pauls, Bristol, BS2 9HB

**Date:** 10 April 2024

**Property Ref and Version:** CLI107740 - 0004

## >> room description

---

### **3 St Clements Court**

#### **Private Entrance**

Private access is granted through the courtyard to the front aspect. Attractive steps lead into the courtyard space beyond the decorative wrought iron railings. The courtyard space provides a wonderful feeling of privacy and is a space little seen in equivalent offerings. The flag stone flooring leads into further alcoves which are not only attractive but also very utilitarian. A traditional wooden door leads into the property.

#### **Living Space**

19' 4" max x 19' 1" max ( 5.89m max x 5.82m max )

The expansive living space has been finished to a very high standard and the look is complete with fabulous Italian floor tiles throughout. The space incorporates a very well presented kitchen and dining space with absolute ease and the twin sash windows provide sumptuous light and a pleasant private outlook. The modern look is finished with a total of 14 integrated ceiling spot lights.

#### **Kitchen Area**

The highly attractive and functional kitchen is complete with wall and base units that are organised in an 'L' configuration. The kitchen is complete with a Hotpoint induction hob, integrated oven, attractive sunken sink, undercounter concealed washing machine and integrated full length fridge and freezer.

#### **Central Hallway**

10' 11" max x 7' 5" max ( 3.33m max x 2.26m max )

The central hallway space continues the spacious theme and leads to all further areas. This is also finished to a high standard and includes spot lights and a continuation of the tiled flooring. Here we also find the secondary entrance and exit into the property which leads via communal areas to the rest of the development.

#### **Hallway Storage / Bolier**

4' 1" max x 2' 10" max ( 1.24m max x 0.86m max )

Very useful storage space with shelving further contains the boiler tank.

#### **Bedroom 1**

15' 5" max x 9' 1" max ( 4.70m max x 2.77m max )

The primary bedroom offers tremendous proportions and is finished with carpet and pendant light plus 'smart' radiator. The room leads into the private courtyard via glazed patio door next to additional window.

#### **Ensuite**

5' 6" max x 4' 8" max ( 1.68m max x 1.42m max )

Recently fitted including WC, vanity and basin, ceiling extractor, chrome towel rail and shower cubicle with double sliding door. The stylish space is finished with modern floor and wall tiles plus spot lights.

#### **Bedroom 2**

15' 5" max x 7' 10" max ( 4.70m max x 2.39m max )

The second bedroom also offers good proportions with windows facing into the private courtyard. Again, finished with attractive carpet and pendant light.

**Your Allen & Harris office:** 23 Regent Street, Clifton, BRISTOL, BS8 4HW

**T** 0117 973 1295 **E** Clifton@allenandharris.co.uk

# property details **approval form**

3 St Clements Court, St Paul Street, St Pauls, Bristol, BS2 9HB

**Date:** 10 April 2024

**Property Ref and Version:** CLI107740 - 0004

## >> room description

---

### **Family Shower Room**

5' 8" max x 5' 4" max ( 1.73m max x 1.63m max )

The family bathroom is again fitted to a modern and high standard. Here we find a WC, vanity with pedestal basin, chrome towel rail and oversized shower cubicle with curved front and sliding door. Finished with spot lights wall and floor tiles.

### **External**

#### **Rear Courtyard**

The courtyard space is only accessed from the property and measures circa 17ft by 6ft. Plenty of space of available for seating and alfresco ding for example.

#### **Front Courtyard**

The courtyard space to the front is well presented and finished with flagstones leading into the alcove historic storage spaces. Tremendous space for a central location. The layout further provides a covered entrance into the private entrance.

# property details **approval form**

3 St Clements Court, St Paul Street, St Pauls, Bristol, BS2 9HB  
**Date:** 10 April 2024      **Property Ref and Version:** CLI107740 - 0004

## >> **room description**

---

# property details **approval form**

3 St Clements Court, St Paul Street, St Pauls, Bristol, BS2 9HB

**Date:** 10 April 2024

**Property Ref and Version:** CLI107740 - 0004

## >> **property images**



**Your Allen & Harris office:** 23 Regent Street, Clifton, BRISTOL, BS8 4HW

**T** 0117 973 1295 **E** Clifton@allenandharris.co.uk

# property details **approval form**

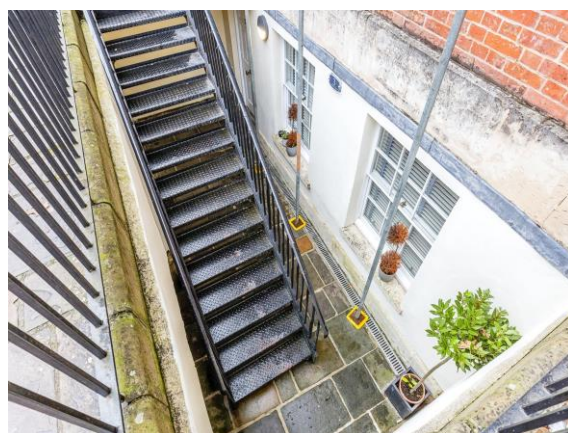
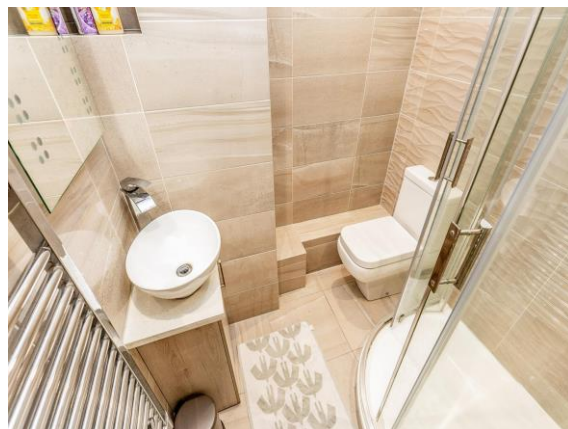
3 St Clements Court, St Paul Street, St Pauls, Bristol, BS2 9HB

**Date:** 10 April 2024

**Property Ref and Version:** CLI107740 - 0004

## >> **property images**

---



# property details **approval form**

3 St Clements Court, St Paul Street, St Pauls, Bristol, BS2 9HB

**Date:** 10 April 2024

**Property Ref and Version:** CLI107740 - 0004

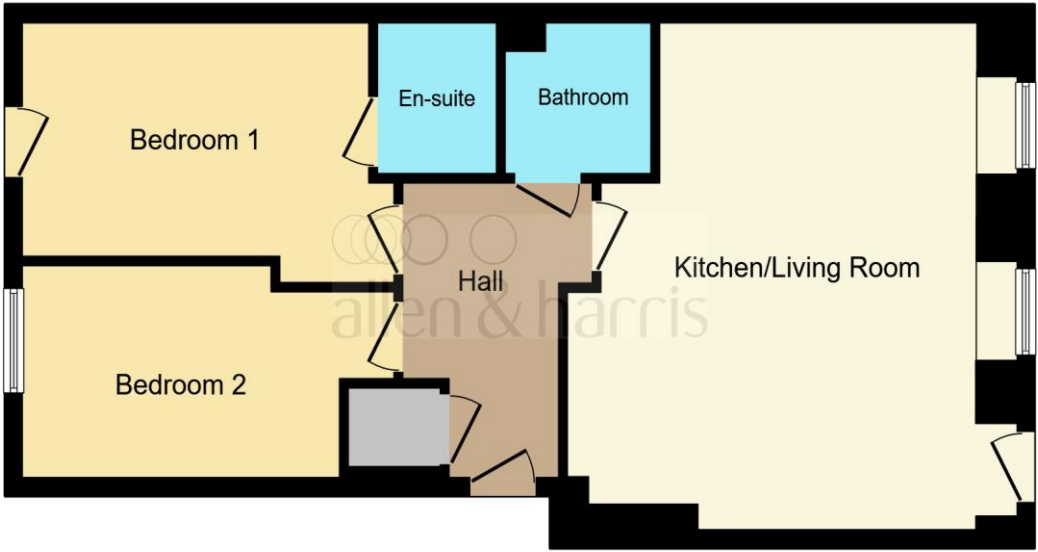
**> > property images**

---

# property details **approval form**

3 St Clements Court, St Paul Street, St Pauls, Bristol, BS2 9HB  
**Date:** 10 April 2024      **Property Ref and Version:** CLI107740 - 0004

## >> floor plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## >> approval

	Signature	Date
Kate Moss		
Mr G.J. Iacono		