



Flat 1 St. Pauls Road, Clifton Bristol BS8 1LR

welcome to

Flat 1 St. Pauls Road, Clifton Bristol

Beautifully presented two bedroom, two bathroom garden flat, offered with no onward chain, found close to Whiteladies Road and includes two garden courtyards. Call now to book your viewing.

Private Front Courtyard

Steps leading down to the first courtyard, with two storage cupboards, leads to the front entrance.

Entrance Hall

Door to front, access to bedrooms and lounge, tiled flooring.

Bedroom One

Sash window to front, carpeted flooring, radiator, door to en-suite.

En-Suite

Vanity unit with inset sink with mixer tap over, low level WC, mostly tiled walls, fitted shower, radiator.

Lounge

French doors leading into the rear courtyard, carpeted flooring, TV point, radiator, opened out into the kitchen.

Kitchen

A range of wall and base units with work surfaces over, integrated fridge/freezer, electric oven and hob with extractor hood over, flexi hose mixer tap over an inset sink, tiled splash backs, tiled flooring.

Shower Room

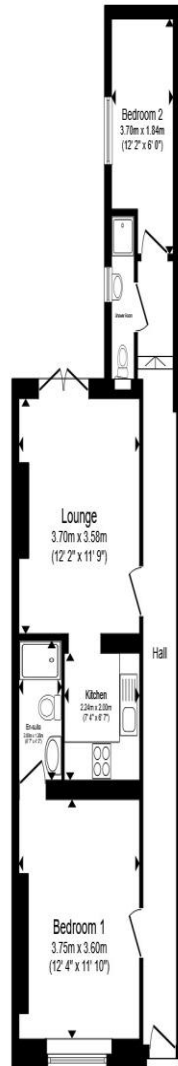
Window to side, low level WC, Heated towel rail, vanity unit with inset sink and mixer tap over, enclosed fitted shower, extractor fan, tiled flooring.

Bedroom Two

Window to side, radiator, carpeted flooring.

Private Rear Courtyard

Paved courtyard, with electrical points and outside tap.



Total floor area 59.5 m² (640 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


allen & harris



welcome to

**Flat 1 St. Pauls Road,
Clifton Bristol**

- TWO BEDROOMS
- TWO BATHROOMS
- NO ONWARD CHAIN
- FITTED MODERN KITCHEN
- TWO PRIVATE COURTYARDS

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1020.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 9999 years from 01 Jan 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£440,000



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Property Ref:

CLI109847 - 0004

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0117 973 1295



Clifton@allenandharris.co.uk



23 Regent Street, Clifton, BRISTOL, BS8 4HW



allenandharris.co.uk