

Tempus, Oakfield Road, Clifton



A stunning two-bedroom third floor apartment with sunny balcony and communal terrace.

Location

The recently completed Tempus building sits in the heart of popular Whiteladies Road in an elevated and vibrant setting found between Clifton and Redland. There is a host of quality amenities close by including the independent shops, delis and restaurants of Whiteladies Road and neighbouring Marks & Spencer's. Clifton Village and popular Park Street are just a short walk away.

Description

11 Tempus is found on the third floor and is entirely lateral throughout. A particular feature is the open plan kitchen and lounge area, enjoying a bright and airy feel which is nearly fully glazed to one side. With a generous footprint, this sunny room flows to a bespoke kitchen, complete with a range of integral appliances and ample storage, whilst to the front, there is an east facing private balcony.

Facing south are two consistently proportioned light-filled bedrooms, the principal of which enjoys a luxurious tiled en suite shower room and fitted wardrobe space. From the inner hall, there is a further luxurious family bathroom. Both bathrooms also enjoy underfloor heating.

In addition to the covered private balcony which enjoys an attractive outlook, a communal recreational terrace area is found at the rear, enjoyed by all residents of The Tempus building.

Property information

Tenure: Leasehold, approximately 993 years remaining

Service Charge: £2,156.60 per annum

Ground Rent: £200 per annum, reviewed every 10 years

Local Authority: Bristol City Council

Council Tax Band: D



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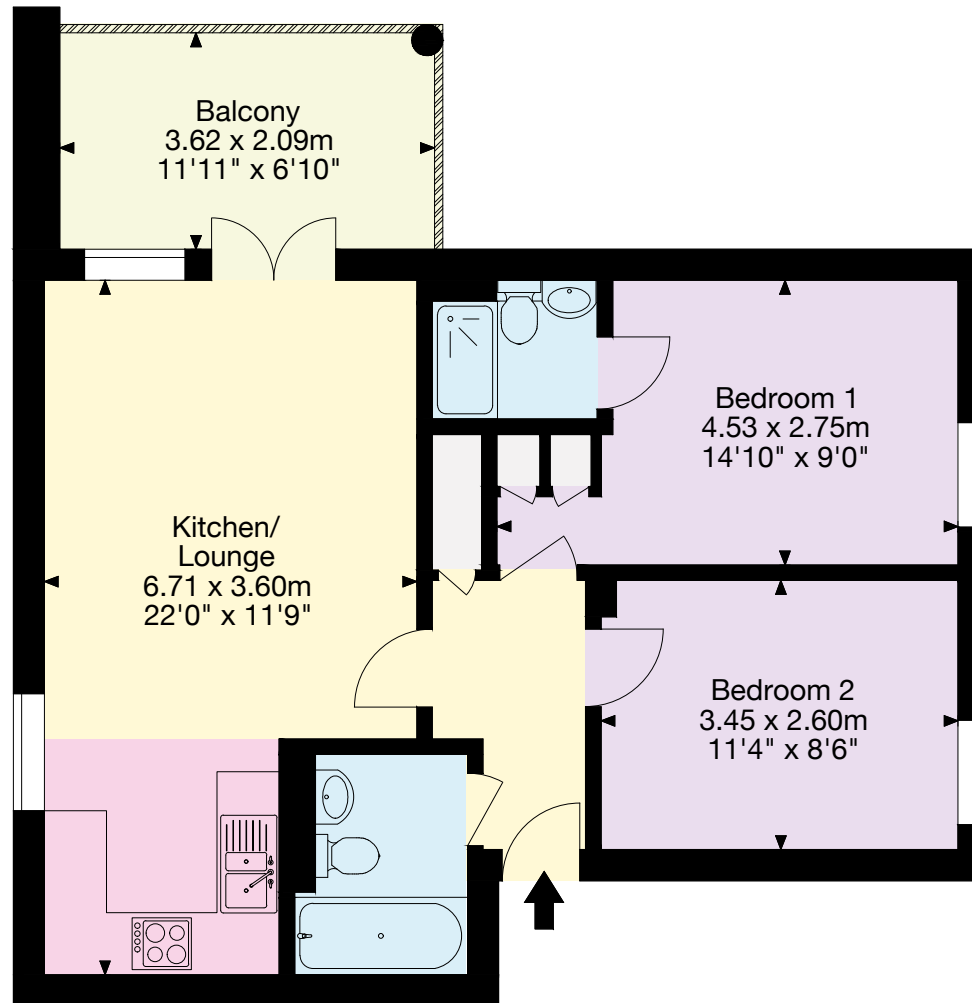


EPC
B



Approximate Gross Internal Floor Area = 57 sq m / 614 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Third Floor



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated May 2023. Photographs and videos dated May 2023.

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