



12 Southdowns The Avenue, Clifton, Bristol BS8 3GE

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A most delightful and impressive two bedroom apartment situated on the second floor of this popular purpose built development built in 1998 by Beaufort Homes. Located within The Avenue, one of Clifton's most attractive residential roads, the property benefits from double glazed windows throughout as well as its own private balcony and views over attractive landscaped communal gardens. The accommodation is exceptionally well presented throughout and includes central entrance hall with storage facilities, an elegant drawing room with bay window and French doors opening onto an easterly facing balcony, fully fitted kitchen, spacious master bedroom with en suite shower room, a second double bedroom (currently arranged as a dining room) and luxury bathroom. The apartment benefits from secure undercover parking with lift access and additional visitor's parking to the side of the property. A large, private, walk in storage room, ideal for storage of suitcases, golf clubs etc is reached off the underground car park. It should be noted that the apartment is reached by a passenger lift accessed off the communal entrance hall and is being sold with no onward chain.



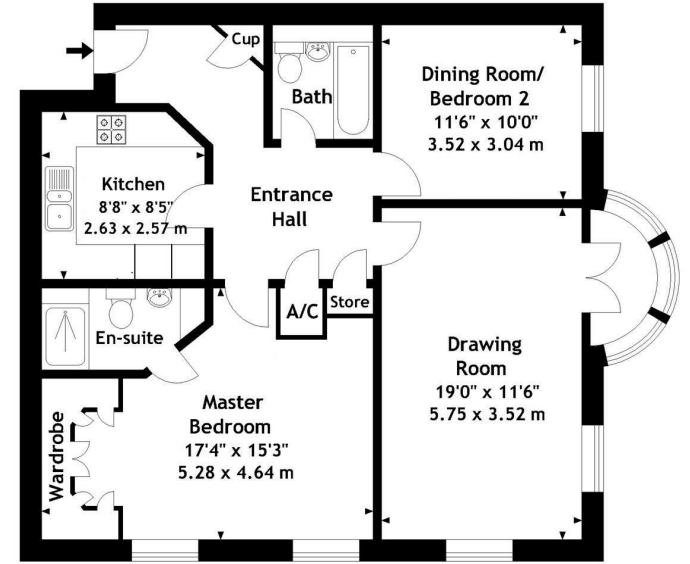
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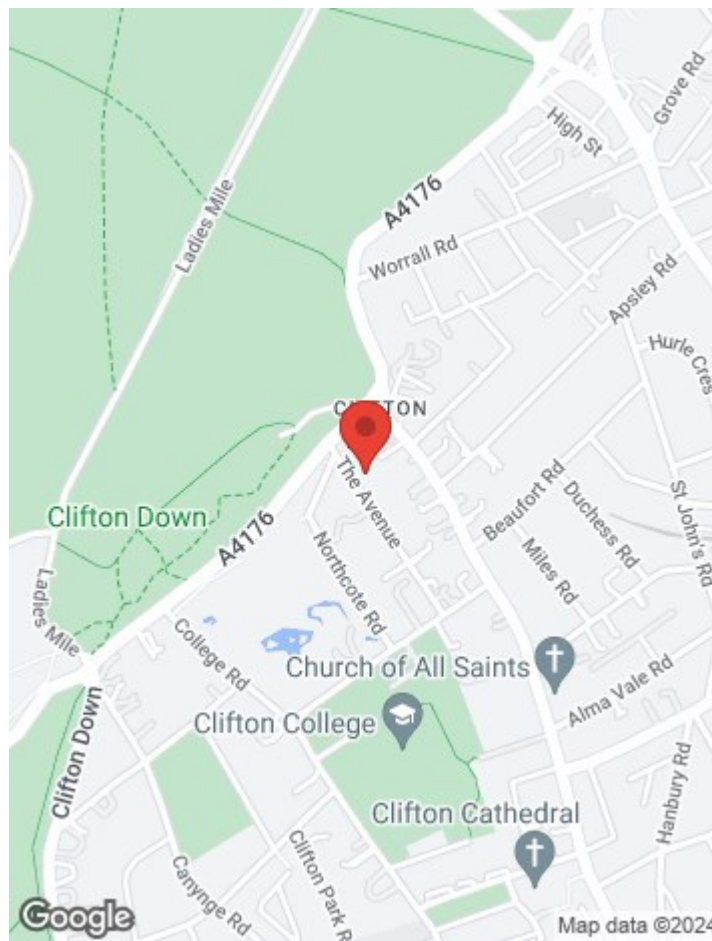
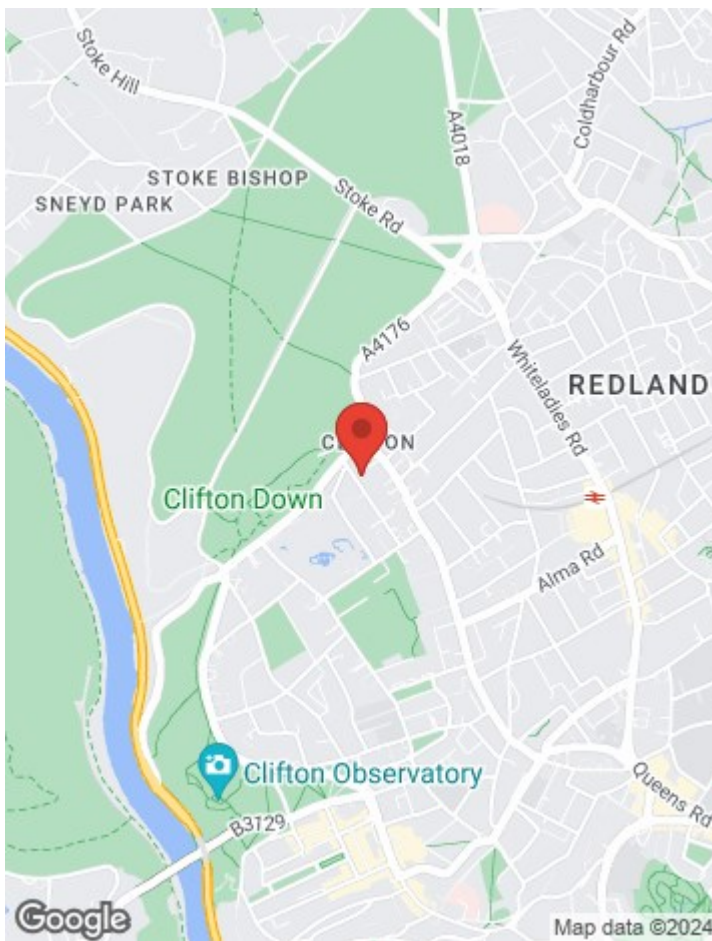


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU 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	

OTHER INFORMATION



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IMPORTANT NOTE

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