



£350,000

First Floor Flat, 4 Claremont Road, Bishopston, Bristol, BS7 8DQ

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## First Floor Flat, 4 Claremont Road Bishopston, Bristol, BS7 8DQ

Offered for sale with no onward chain is an immaculately presented two bedroom first floor flat situated in the heart of Bishopston. The flat occupies the entire first floor, offering over 1,000 sqft of accommodation and further benefits off street parking.

Entering via a communal entrance on Claremont Road, a staircase leads up to the apartment's entrance. The entrance hallway sits centrally dividing the apartment and provides access to all the accommodation. The light and bright living room with double glazed bay window is at the front of the property, benefiting ceiling cornice and wood floors. Adjacent is the kitchen/dining room, creating a light space via dual aspect windows and ample space for a dining table. The kitchen is fitted with a range of wall and base units and contrasting worktops over. Further benefiting an integrated electric oven and hob with extractor hood over and space for a fridge/freezer, washing machine and tumble dryer.

The principal bedroom is to the rear, providing fantastic far reaching views to Cotham, with ample space for furnishings



and a built in wardrobe. Adjacent, the second double bedroom with a double glazed window to the rear aspect. Sitting centrally off of the hallway is the smart three piece bathroom, offering a bath with shower over, wash hand basin, W/C and traditional heated towel radiator.

Externally, the flat is one of three within a Victorian semi-detached house which offers an off street parking space to the front of the property. Set just off Gloucester Road, the convenient location is close to all the shops, restaurants and cafes. St Andrews Park is just but a short stroll away whilst Redland and Montpelier train stations are within 0.3 miles.

#### Vendors Comment

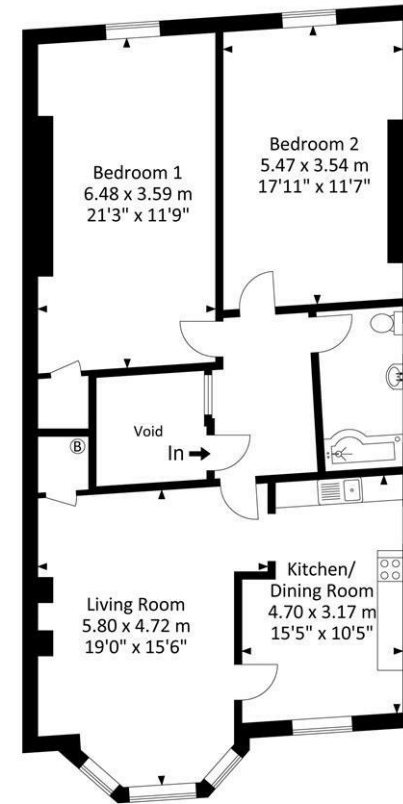
'We absolutely loved our time at Claremont Rd! It was a luxury to have so much space and light, with fantastic views from both bedrooms and the kitchen/diner was great for entertaining! The flat's perfectly positioned for popping down to Gloucester Road's cafes and independent shops and of course St Andrew's Park. An off-road parking space was also a big bonus!'





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Approx. Gross Internal Area 1086.72 Sq.Ft - 100.96 Sq.M



First 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>89</b>	(82 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	