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£595,000

62 Pembroke Road, Clifton, Bristol, BS8 3DX

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX

Tel: 0117 370 0557

Email: clifton@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

62 Pembroke Road
Clifton, Bristol, BS8 3DX

A first floor balcony apartment set on one of the principal floors of this attractive Grade II listed, Italianate style building. Built c1850 with a distinctive Limestone facade including feature semi-circular windows. The property has been carefully renovated by the current owner and is now offered with no onward chain.

The property has an entrance hallway which has doors providing access to all rooms. The kitchen is positioned at the rear of the property and is fitted with a range of stylish units with a low profile worktop and integrated appliances. There are two sash windows and an engineered oak floor which runs through an opening into the spacious living room. Measuring 20'11 x 15'5 there is space for both sitting and dining, with a period fireplace providing the focal point.

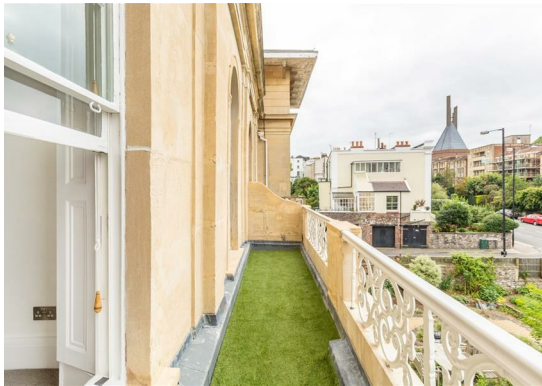
On the opposite side of the flat are three adjacent bedrooms, all facing the front with balcony access. The master bedroom has two arched windows, while the second has a fireplace with the third single room also making a perfect study. All rooms are freshly carpeted and decorated with views towards Clifton College. To complete the



flat is a stylish bathroom which has been recently fitted to include a separate shower cubicle, a bathtub and metro brick tiling. There is also use of a pleasant communal garden at the rear.

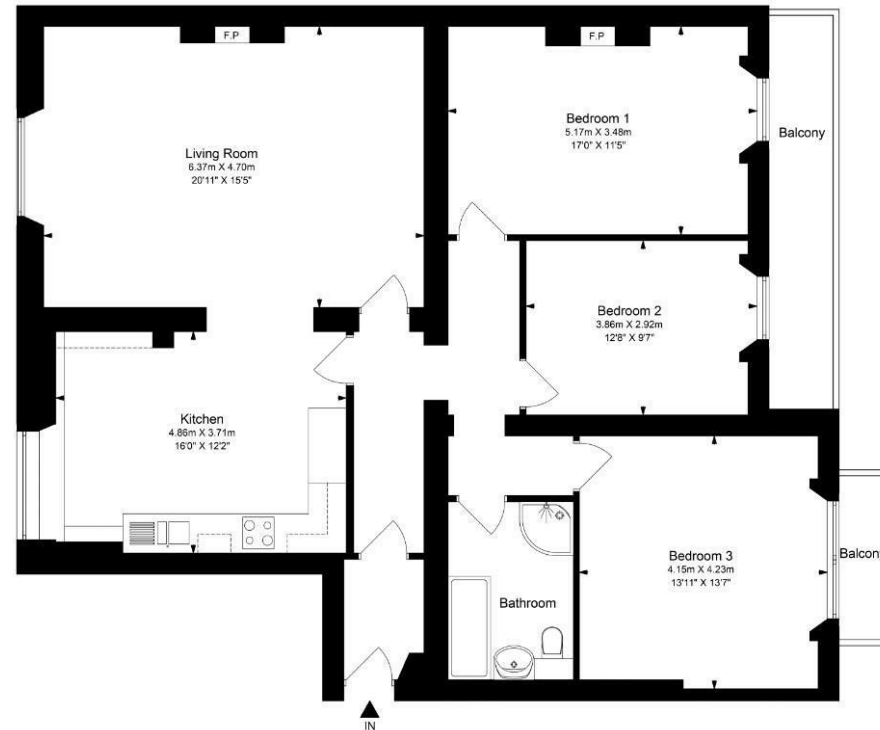
This beautiful home is finished to a high standard and is in easy reach of the Downs, Clifton Village and Whiteladies Road.





First Floor Flat, Pembroke Road, Clifton, BS8 3DX

Total Approximate Gross Internal Area = 124.5 sq m/1,340.1 sq ft
(Excludes balconies)



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as guide only.
All efforts have been made to ensure its accuracy at time of print.