



**MAGGS  
& ALLEN**

**SFF, 28 CLIFTON PARK ROAD  
CLIFTON, BRISTOL, BS8 3HL  
Asking Price £415,000**

Occupying the second floor of a handsome Georgian building, this professionally designed two-bedroom flat exudes stylish chic, and the perfect blend of modern contemporary finish alongside period charm.

## Property Details

This exceptional property seamlessly combines period charm with contemporary opulence, ensuring privacy, well-designed living space, and excellent views. The apartment features an inviting open-plan layout with a stylish kitchen, two spacious double bedrooms, a luxurious shower room/wet room, and generously proportioned connecting hallway.

Attention to detail is evident throughout, from the thoughtfully integrated built-in storage to the seamlessly integrated modern kitchen. The living area affords panoramic views of neighbouring residences and gardens, with the iconic Clifton College in the distance. Even the hallways are bathed in natural light, courtesy of side windows adorned with original stained glass accents. Décor is tasteful and contemporary, combining neutral tones with a dark feature wall which works excellently in the space.

Throughout the living space and bedrooms, the flat is fitted with gorgeous engineered oak flooring which has been further sound proofed.

The bathroom epitomises luxury, reminiscent of a high-end spa hotel, boasting floor-to-ceiling tiling, a sophisticated vanity wall, and a designer basin.

A tremendous offering; call Maggs & Allen to arrange a viewing.

## Location

Clifton exudes a timeless charm with its historic architecture, predominantly Georgian and Victorian buildings, creating a picturesque and inviting atmosphere. The area is renowned for its green spaces, including the scenic Clifton Downs and the iconic Clifton Suspension Bridge, offering residents ample opportunities for outdoor activities and leisurely strolls.

A stroll through the village reveals a unique and vibrant shopping experience, characterized by a range of independent shops, boutiques, and cafes that showcase the local businesses. Residents benefit from good transport links, including buses and local train services, facilitating convenient travel within the city. For those with a penchant for exploration beyond Clifton, major roads are easily accessible.

## Schools

Clifton High School - Distance: 0.06 miles

Clifton College - Distance: 0.18 miles

Christ Church Church of England Primary School - Distance: 0.23 miles

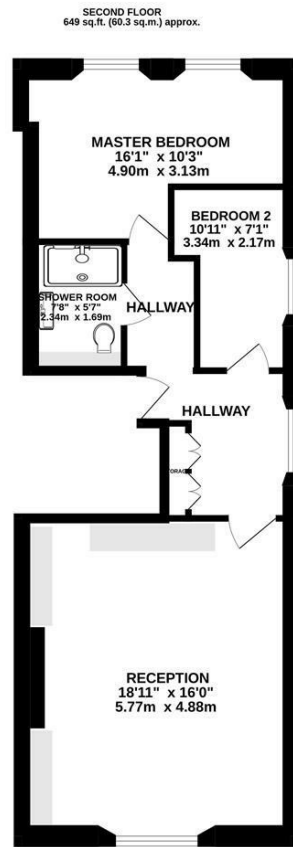
Hotwells Primary School - Distance: 0.58 miles

St Johns Church of England Primary School, Clifton - Distance: 0.71 miles

## Leasehold Information

We have been advised by the vendor that the lease is 999 as of 1982 and the service charge is £1500 p/a. We recommend that all financial and legal information is checked independently.





TOTAL FLOOR AREA : 649 sq.ft. (60.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- An exquisitely designed, two-bedroom apartment
- Boasting a gorgeous blend of period features and contemporary interior design features
- Brand new kitchen and bathroom
- Sat in a stunning location close to Clifton Village
- Light and bright throughout
- Spacious linking hallway with ornate original stain glass window
- Open-plan kitchen/diner
- Tremendous, far-reaching views
- Leasehold property with 25% share of freehold

**Guide Price:** £415,000

**Tenure:** Leasehold - Share of Freehold

**Council Tax Band:** C

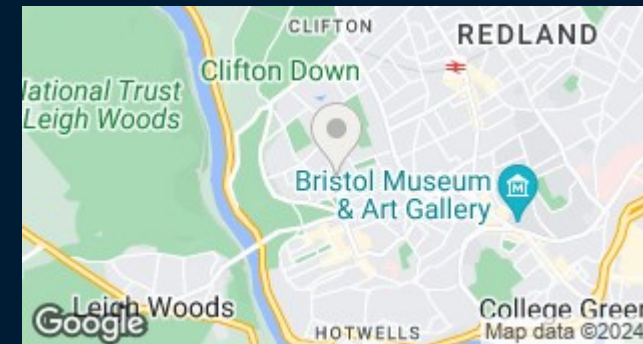
**EPC Rating:** D

**Local Authority:** Bristol City Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be





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