



MAGGS
& ALLEN

SECOND FLOOR FLAT, 12 PEMBROKE ROAD
CLIFTON, BRISTOL, BS8 3AX
Guide Price £340,000

A spacious two-bedroom flat occupying the second floor of a handsome Georgian terrace, located in a highly-desirable pocket of Clifton backing onto Arlington Garden.

Approach

A front courtyard leads to an attractive communal door with intercom system for all flats. This in turn opens into a communal hallway, with a original staircase rising to the second floor landing, where you will find a large storage cupboard allocated to the property, as well as the flat's entrance door.

Accommodation

Entering straight into an open-plan living space which has been tastefully decorated by the current owners, and benefits from wood-effect flooring and typical Georgian features such as high ceilings, creating a sense of space and light throughout. This room features ample space for both living, dining and entertaining.

The kitchen is fitted with a range of matching wall and base-mounted units complete with peninsula and tiled splashbacks, and includes: an integrated electric oven, gas hob with extractor over and stainless steel sink. A large window offers elevated views across the leafy and mature Arlington Garden opposite.

From the kitchen, you will find a utility space complete with space and plumbing for a washing machine, with storage cupboard above. This in turn leads to a generous, tiled shower room comprising toilet, sink and large shower cubicle with mains shower over.

Both bedrooms are spacious doubles, and boast a range of ornate period features including picture rails, cornicing and large Georgian sash windows allowing for an abundance of natural light to fill the space. The second bedroom encompasses a large, useful storage cupboard.

Location

Perhaps Bristol's best-known area, Clifton exudes a timeless charm with its historic architecture - predominantly Georgian and Victorian buildings - creating a picturesque and inviting setting. The area is renowned for its green spaces, including the scenic Clifton Downs and the iconic Clifton Suspension Bridge.

Clifton has the rare benefit of being central, with easy access to the centre, but due to its location banking the River Avon, also offering a quick route out of the city towards North Somerset.

Whiteladies Road is host to number of well-regarded furniture shops, cafes, restaurants, pubs and bars and this is likewise the case with the Triangle and Park Street – featuring gorgeous Georgian architecture. A stroll through the Clifton Village is a unique and vibrant shopping experience, characterised by a range of independent shops, boutiques, and cafes that showcase the local businesses.

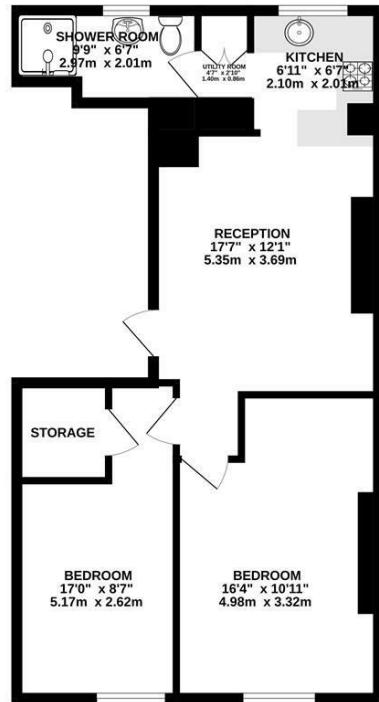
Tenure

We understand the property is leasehold.

Service charge is £360 annually and includes: Communal areas maintenance, communal areas cleaning, general maintenance of building.



GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



- Two double bedroom, second floor flat
- Beautiful Georgian architecture
- Open plan living/kitchen area
- Attractive views
- Character features
- Situated in the highly desirable area of Clifton

Guide Price: £340,000

Tenure: Leasehold - Share of Freehold

Council Tax Band: C

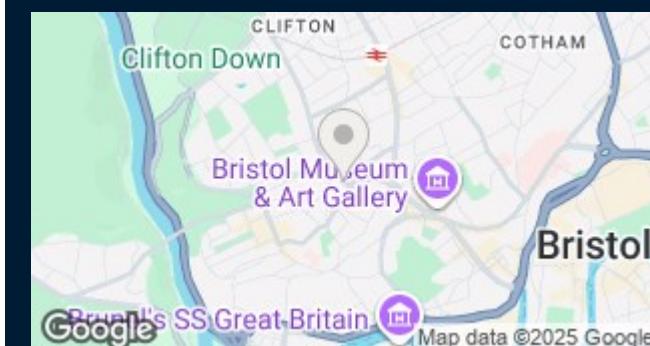
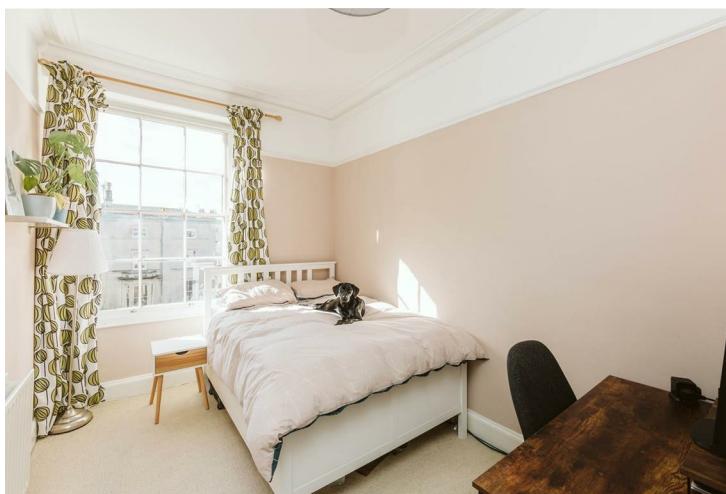
EPC Rating: C

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 incorrect or liable to change. Please contact the office to confirm any details.





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