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GARDEN FLAT, 27 APSLEY ROAD

CLIFTON, BRISTOL, BS8 2SN

Asking Price £575,000



This impressive two double bedroom apartment (approx. 1370 sq ft) boasts a private entrance and a wealth of space throughout. Set within a distinguished Victorian semi-detached building, the property features a bright front reception room, a large kitchen/breakfast room, off-street parking, and access to a substantial communal garden. Offered to the market with no onward chain.

### Interior Summary

The property boasts numerous original period features, including elegant cornicing, hardwood double-glazed sash windows with working shutters, panelled wooden doors, detailed moulded frames, and a magnificent fireplace in the lounge.

Upon entering through the double doors of the vestibule, you are greeted by a particularly impressive and generously sized entrance hallway, which in turn provides access to all the rooms.

This flat offers the rare benefit of a substantial kitchen/diner, separate from the lounge which is situated at the front of the property. Fitted with a range of matching base and wall-mounted units, and featuring a bay window overlooking the garden and a convenient larder to one side, this is a well-proportioned kitchen/diner that feels spacious and comfortably accommodates a dining table.

The lounge is notable for its generous proportions and a fine period fireplace on the far wall. Benefiting from a southerly aspect, the room is filled with natural light throughout the afternoon and into the early evening. The original flagstone flooring and exposed floorboards contribute to its characterful ambiance. A study space, cleverly utilizing the available area, is accessible from both the lounge and the hallway.

Situated adjacent to the lounge is the master bedroom, a fine space featuring a large bay window. The second bedroom is located at the rear of the property and includes built-in storage.

Completing the internal layout is the bathroom, which is fitted with a smart four-piece suite comprising a hand wash basin, shower enclosure, WC, and a separate bath.

We have been advised that planning permission was previously granted to excavate a portion of the garden to create a courtyard, to add a door in the bay of the kitchen and to change the current front door to a large window. The granted plans also included a provision to convert the flat into a three-bedroom property. Please contact us for further information.





## Exterior Summary

The property benefits from substantial communal gardens to the rear, offering a level lawn complemented by mature borders featuring a range of shrubs, flowers and trees. Furthermore, each apartment has the convenience of a dedicated storage unit located on a hard standing area. This flat has the particular benefit of direct access to the garden.

To the front there is off-street parking that forms part of the approach from street level. This is a smart, semi-detached property located on popular road.

## 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 there is 948 years remaining of a 999 year lease.

There is Ground rent of £10 per annum, and an annual service charge of £960.

## Schools

St Johns Church of England Primary School, Clifton - Distance: 0.14 miles

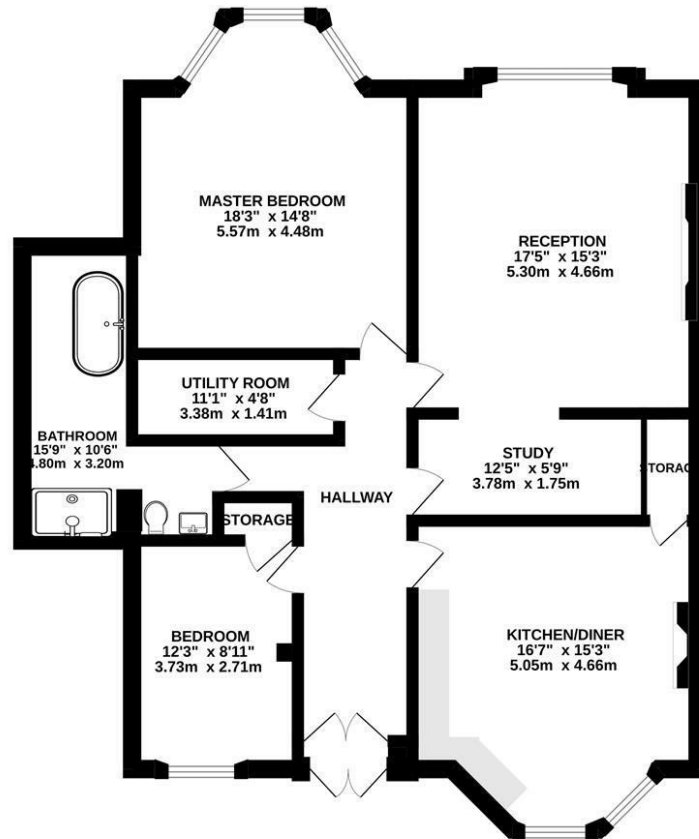
Clifton College - Distance: 0.44 miles

Ss Peter and Paul RC Primary School - Distance: 0.55 miles

Redland Green School - Distance: 0.67 miles



**LOWER GROUND FLOOR**  
1335 sq.ft. (124.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1335 sq.ft. (124.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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- A fine and expansive flat with off-street parking
- Extensive walled communal rear garden offering a generous lawn and well-maintained borders of shrubs and trees
- Direct access to the garden from the flat
- Occupying one level of a handsome period building
- A short walk from Whiteladies Road, Clifton Village and The Downs
- Retaining a wealth of attractive period features throughout
- Two bedrooms
- Four-piece bathroom
- Large hallway with double door entrance
- Offered to the market with no onward chain

**Guide Price:** £575,000

**Tenure:** Leasehold - Share of Freehold

**Council Tax Band:** D

**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 incorrect or liable to change.

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