

Harley Place, Clifton

Asking Price £495,000

- Stunning Panoramic Views Towards Clifton and Durdham Downs
- Clifton Village Location
- Beautifully Renovated Ground-Floor Apartment
- Bright and Spacious Accommodation Throughout
- Light-Filled Sitting Room with Full-Width Windows
- Two Spacious Double Bedrooms
- Modern Fitted Kitchen with Integrated Appliances
- Substantial 1000 sq ft Apartment (inc. a 19ft x 16ft lounge)
- Step Out Onto Christchurch Green, The Observatory, Downs & Clifton Village

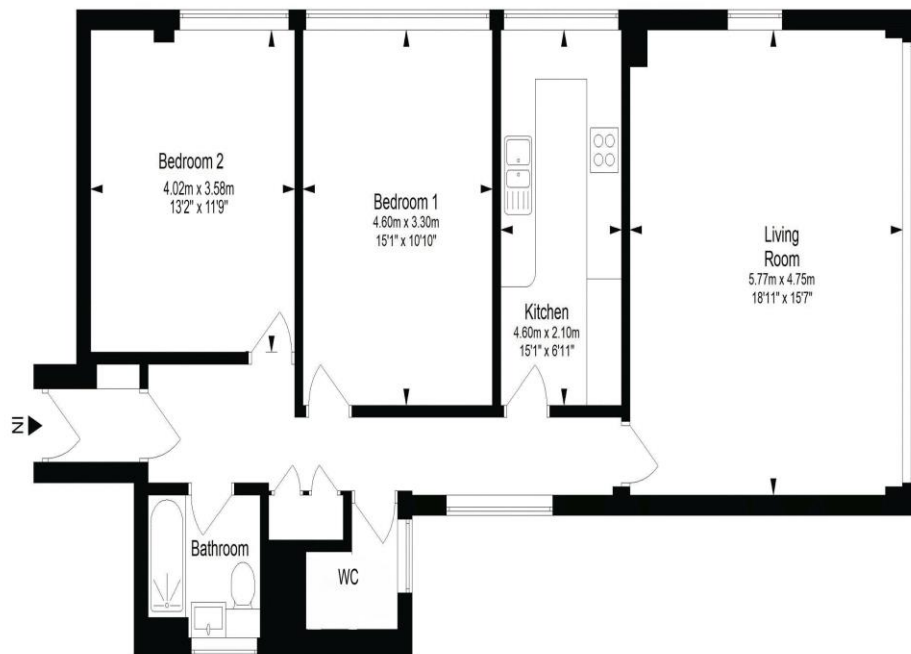
SUMMARY

Occupying a desirable ground-floor position in this sought after and tightly held, well-managed block, this beautifully presented apartment enjoys an abundance of natural light and a wonderfully open, airy feel throughout. With around 1000 sq ft of accommodation, including a 19ft x 16ft lounge, this is a spacious apartment. Upon entering, a welcoming hallway leads through the apartment, with a stylish contemporary bathroom positioned on the right. Finished with grey flooring and elegant white and grey marble-effect tiling, it features a concealed-cistern WC, integrated wash basin and a generous window. Further along the corridor are two useful storage cupboards, one of which discreetly houses the boiler installed during the renovation. To the left of the hallway are two well-proportioned double bedrooms, both benefiting from pleasant garden views and finished with attractive grey carpeting. Continuing along the hall is a separate cloakroom comprising a pedestal WC, floating wash basin and a cleverly integrated storage cupboard concealed within the wall.



Harley Court, Clifton Down, Bristol, BS8 3JU

Total Approximate Gross Internal Area = 88.3 sq m/ 950.5 sq ft



The kitchen is fitted with a comprehensive range of contemporary grey wall and base units, complemented by attractive white marble-effect work surfaces. Integrated appliances include a four-ring gas hob with extractor hood, double oven, washer/dryer and dishwasher, while a white ceramic sink with drainer adds both style and practicality. A window at the far end of the room fills the space with natural light, creating a bright and welcoming atmosphere.

Completing the accommodation is an impressive sitting room positioned at the end of the hallway. Large double-glazed windows spanning the full width of the property showcase beautiful elevated views across Clifton while flooding the room with light. This generously proportioned reception space provides ample room for both comfortable seating and a dining area, making it ideal for everyday living as well as entertaining guests.

Tenure
Leasehold

EPC Rating
C

Council Tax Band
E

Clifton : 01179 744 766
Long Ashton : 01275 393 956
Southville : 01174 523 700



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

