



**St. Clements Court Wilson Street, St Pauls Bristol BS2 9HA**

**welcome to**

## **St. Clements Court Wilson Street, St Pauls Bristol**

A bright and stylish second-floor apartment overlooking the beautiful Grade I listed Portland Square. Offering open-plan living with two bedrooms and two bathrooms, superb natural light, and an unbeatable central Bristol location just moments from Cabot Circus, the Harbourside, and Temple Meads.

### **Entrance Hall**

A welcoming entrance hall accessed via a secure intercom system, offering a practical space to hang coats and store everyday essentials. The layout provides a smooth flow into each room of the apartment.

### **Lounge / Kitchen Area**

A bright and stylish L-shaped open-plan living space, beautifully enhanced by two large sash windows with deep recesses that frame views over Portland Square and flood the room with natural light. The neutrally decorated lounge area offers generous room for both seating and dining, creating a versatile and sociable environment. Additional features include a wall-mounted electric heater and TV point.

### **Kitchen Area**

The contemporary kitchen is fitted with a range of wall and base units, complemented by ample worktop space. Integrated appliances include an electric oven, electric hob with cooker hood, and a stainless-steel sink/drainage. There is plumbing for a washing machine and dishwasher, under counter fridge/freezer, making this a practical and well-designed cooking area.

### **Bedroom One**

A generous master bedroom featuring two sash windows with deep recesses overlooking the greenery of Portland Square. The room enjoys excellent natural light and offers a peaceful retreat, complete with a wall-mounted electric heater and soft carpet underfoot.

### **En-Suite**

A modern en-suite shower room, partially tiled and fitted with a shower cubicle, wash hand basin,

extractor fan and tiled flooring—ideal for added privacy and convenience.

### **Bedroom Two**

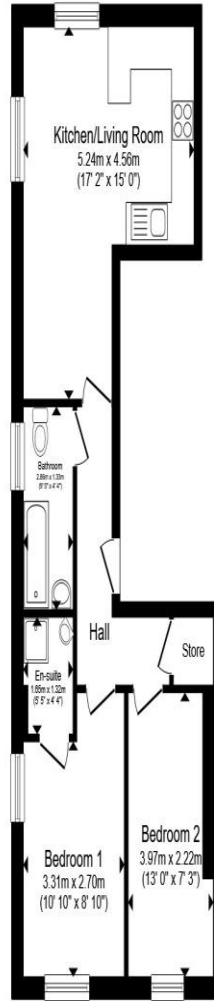
A well-proportioned second bedroom with a large sash window and deep recess, creating a bright and inviting space. Perfect as a guest room, home office or additional double bedroom, and finished with carpet and a wall-mounted heater.

### **Bathroom**

A contemporary, partially tiled bathroom comprising a bath with overhead shower, low-level WC, wash hand basin, extractor fan and heated towel rail. The tiled flooring adds a clean and modern finish.

### **Parking**

On-street residential permit parking is available, providing convenient options for those with a vehicle.



**Floor Plan**

Total floor area 52.1 m<sup>2</sup> (561 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## St. Clements Court Wilson Street, St Pauls Bristol

- First-floor apartment in a modern purpose-built development
- Stunning sash windows with views over Portland Square
- Ideal low-maintenance home in a vibrant central location
- Two double bedrooms
- Offered to the market with no onward chain

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 2362.00

Ground Rent: 191.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Sep 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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**0117 973 1295**



[Clifton@allenandharris.co.uk](mailto:Clifton@allenandharris.co.uk)



23 Regent Street, Clifton, BRISTOL, BS8 4HW



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