



HALL FLOOR FLAT, 31 APSLEY ROAD, CLIFTON, BRISTOL, BS8 2SN

GUIDE PRICE £495,000

HALL FLOOR FLAT, 31, APSLEY ROAD CLIFTON

ACCOMMODATION

Please see the floorplan for room measurements and the apartments lay out.

ENTRANCE HALL

The private entrance opens into a spacious central hallway, creating an impressive introduction to the apartment. Engineered oak flooring runs underfoot, complemented by a radiator, door-entry intercom system and useful understairs storage. Doors lead to the principal rooms, providing a natural and practical layout.

SITTING ROOM

The outstanding sitting room is a particular highlight, offering generous proportions, wonderfully high ceilings and elegant original cornicing. A substantial bay window to the front elevation incorporates working shutters, allowing natural light to flood the room while retaining a sense of privacy.

An attractive period fireplace, with surround, and inset gas fire, provides a striking focal point. There is ample space for both comfortable seating and a dedicated dining area, making this a superb setting for entertaining or relaxing.

KITCHEN / UTILITY

The contemporary kitchen has been fitted with a stylish range of high-gloss wall and base units, complemented work surfaces. Integrated appliances include a hob with extractor, oven, dishwasher, fridge and freezer, alongside a feature sink with mixer tap.

Engineered oak flooring, a double-glazed rear window complete the space, while a separate utility area provides an excellent practical addition. Featuring a cupboard housing plumbing for a washing machine and a wall-mounted boiler, this versatile area offers additional everyday convenience. A double-glazed window to the side elevation provides natural light.

BEDROOMS

The principal bedroom is a generous double, enjoying high ceilings, original cornicing and a picture rail that enhance its period appeal. A double-glazed sash window to the rear elevation incorporates working shutters, while fitted wardrobes provide a good storage solution.

The second double bedroom continues the property's characterful aesthetic, with high ceilings, a picture rail and further original detailing. A rear-facing double-glazed sash window with working shutters provides natural light, while useful high-level storage makes excellent use of the available space.

BATHROOM

The stylish bathroom has been finished with a contemporary white suite, incorporating a bath with a system-fed Grohe shower over, a concealed-cistern WC and a wall-mounted wash basin with high-gloss, soft-close drawers beneath.

Grey London Underground-style wall tiles create a sophisticated finish, complemented by a chrome-effect heated towel rail, tiled flooring and inset ceiling spotlights. An extractor fan completes this thoughtfully appointed space.

OUTSIDE

Set back from the road, the building benefits from a tarmac parking area providing residents with first-come, first-served parking. This is a useful additional feature for an apartment of this character and location.

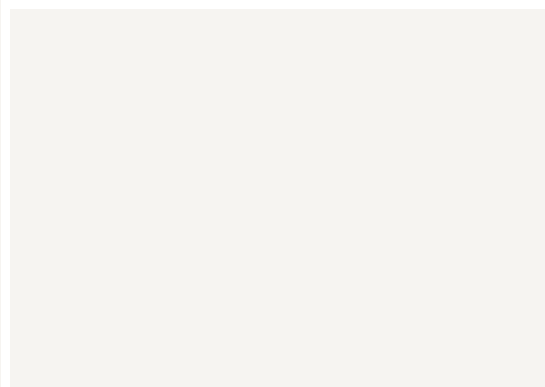
TENURE / SERVICE CHARGE

Tenure: The freehold for the building is understood to be owned by the four residents with a 999-year lease commencing on 31 August 1972.

Service charge: Understood to be £100 per month with a four way split of any works.

Buyers should verify the lease terms, service charge and any other associated costs through their solicitor.







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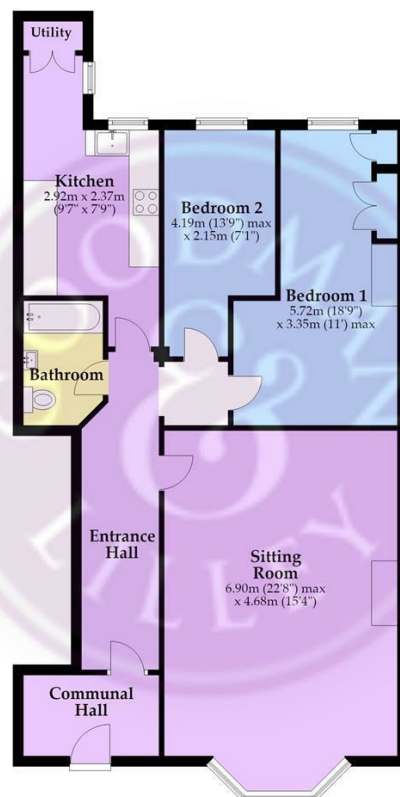
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Hall Floor

Approx. 84.1 sq. metres (905.3 sq. feet)



Total area: approx. 84.1 sq. metres (905.3 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

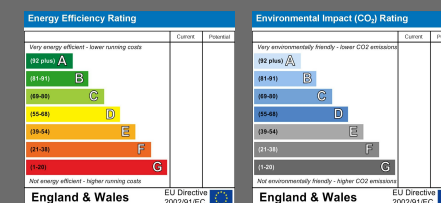
2 BEDROOMS
TENURE - SHARE OF FREEHOLD

1 RECEPTION ROOMS
IN ALL 905.30 SQ FT

1 BATHROOMS
COUNCIL TAX BAND - C

- Period two bedroom hall floor apartment
- Elegant high ceilings and retained period features
- High spec finish

- Sought-after location between Clifton village and Whiteladies Road
- Off street parking
- No onward chain



Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am-4.00pm