SARAH CLARK
PROPERTY CONSULTANTS

15
OAKFIELD ROAD, BRISTOL, BS8 2AJ

Situated in one of Clifton's sought-after residential locations, this impressive three-bedroom garden apartment offers 1,090 sq. ft. of beautifully presented accommodation. Ideally positioned within easy reach of Clifton Village, Whiteladies Road, The Triangle, Clifton Down Station and The Downs, the property enjoys the very best of Bristol living right on its doorstep.

At the heart of the property is a stylish and contemporary kitchen/breakfast room, thoughtfully designed with a range of fitted units, induction hob, electric oven, integrated dishwasher and space for a fridge/freezer. The generous proportions make this an ideal space for both everyday living and entertaining, with ample room for dining and currently arranged as an additional informal living area.

The impressive reception room provides a superb principal living space and direct access to the courtyard garden, creating a wonderful connection between indoor and outdoor living.

There are three well-proportioned bedrooms, including a spacious principal bedroom with fitted storage and carpeted flooring for added comfort. The remaining bedrooms offer flexibility for family living, guests, home working or hobbies. A family bathroom serves the accommodation, while a separate utility room provides laundry facilities and valuable additional storage.

Externally, the property benefits from a charming private courtyard garden to the front, enclosed by attractive stone walls and ideal for al fresco dining. To the rear, there is an allocated off-street parking space.

This exceptional garden apartment offers generous accommodation, excellent outside space and parking, all within walking distance of some of Bristol's finest amenities.

Please note: maintenance work is required on the building - Section 20 pending in 2027 so this property would suit a cash purchase.

Share of Freehold - 936 years
Service Charge = £180 pcm
Ground Rent = £8.40 pa
EPC = D
C Tax = C
Management - Ringley Group
Grade II Listed

Features

- Spacious Three Bedroom Garden Apartment
- Nicely Presented Throughout
- Attractive South facing Courtyard Garden
- Stylish Kitchen/Breakfast Room
- Reception Room with Access To Garden
- Useful Utility Room
- Allocated Parking to Rear
- Sought-after Clifton Location

Reception Room
14'11" x 20'4" (4.56 x 6.22)
An impressive and spacious living room with wooden flooring, neutral decoration and direct access to the private courtyard garden.

Kitchen/Breakfast Room
7'8" x 25'4" (2.35 x 7.74)
A stylish and well-equipped kitchen featuring an induction hob, electric oven, integrated dishwasher and space for a fridge/freezer, with ample room for dining and entertaining.
Access to rear parking space.

Principal Bedroom
10'0" x 15'0" (3.07 x 4.58)
A generous double bedroom with fitted storage and carpeted flooring, creating a comfortable and relaxing retreat.

Bedroom Two
10'5" x 9'10" (3.20 x 3.02)
A well-proportioned double bedroom with doors to rear courtyard, offering flexibility for guests, family members or home working.

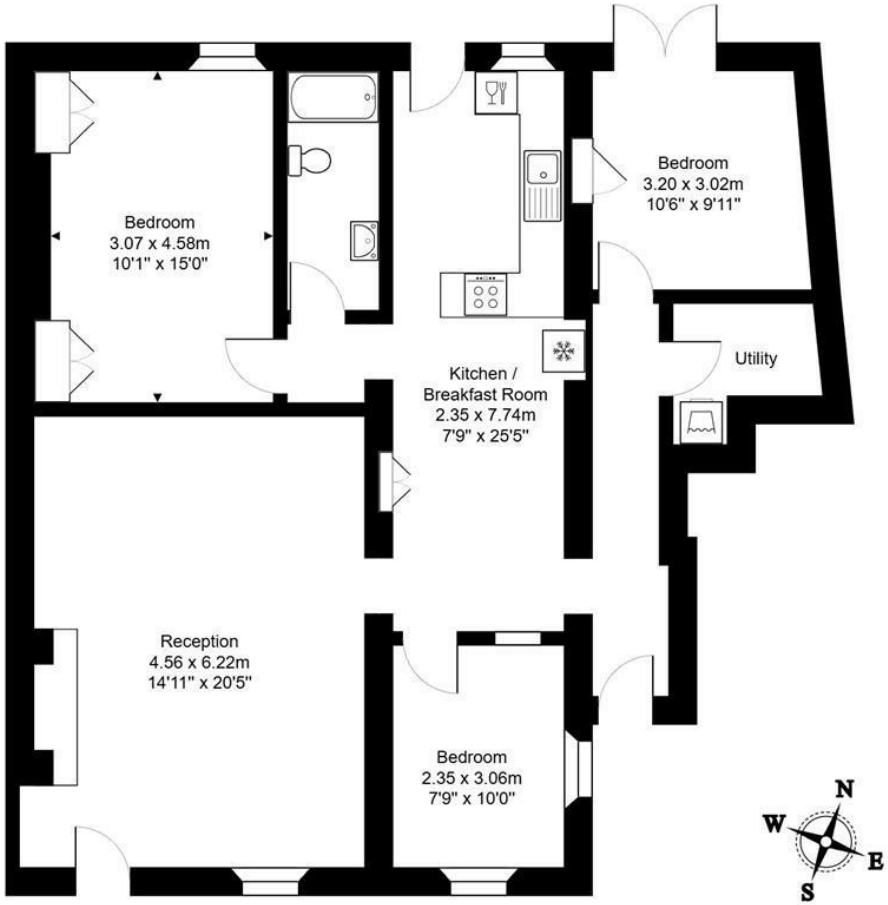
Bedroom Three
7'8" x 10'0" (2.35 x 3.06)
A versatile third bedroom, ideal as a child's room, study or additional guest accommodation.

Bathroom
Family bathroom with bath with shower over, wc and basin.
Window to rear aspect.

Utility Room
Useful separate utility space providing space and plumbing for washing machine, additional storage and laundry facilities.

Courtyard Garden
A beautifully enclosed south-facing courtyard with attractive stone walling, offering a peaceful setting for outdoor dining and relaxation.

Allocated Parking Space
Rare and valuable off-street allocated parking located to the rear of the property.



Total Area: 101.5 m² ... 1092 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
www.inovusproperty.co.uk

TENURE

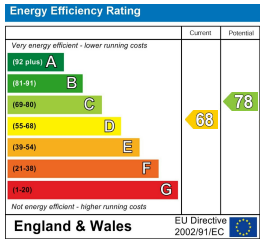
LEASEHOLD - SHARE OF FREEHOLD

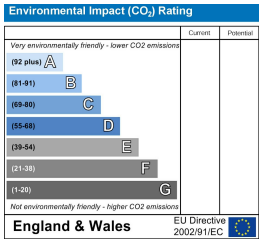
SERVICES

Mains

LOCAL AUTHORITY

Bristol City Council





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

SARAH CLARK
PROPERTY CONSULTANTS

t: 0117 4522400
Sarah Clark Property Consultants
159B Whiteladies Road, Clifton, Bristol BS8 2RF
www.sarahclarkproperties.co.uk