



GRANGE ROAD

Clifton, BS8



GRANGE ROAD CLIFTON

A lovely two bedroom ground floor apartment in a prime Clifton position

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Local Authority: Bristol City Council
Council Tax band: E
Tenure: Leasehold with share of freehold
Services: All mains services connected
Service charge: Approximately £3,200 per annum



GRANGE ROAD

Occupying the ground floor of a sought-after Clifton development by Edward Ware Homes (2000), this well presented two-bedroom apartment benefits from outdoor space to both the front and rear as well as secure and private parking. The apartment is ideally positioned just a short, level stroll from the vibrant heart of Clifton Village.

The principal living space is a bright and generously proportioned openplan kitchen/living/dining room, centred around a feature fireplace and opening directly onto the rear garden via French doors. The west-facing garden has been landscaped, creating an inviting outdoor extension of the living space. The kitchen is well appointed with a range of integrated appliances and ample cabinetry, complemented by granite work surfaces and plenty of space for dining.





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There are two double bedrooms, both with built-in storage. The principal bedroom benefits from an en suite shower room, while a separate, contemporary bathroom serves the second bedroom.

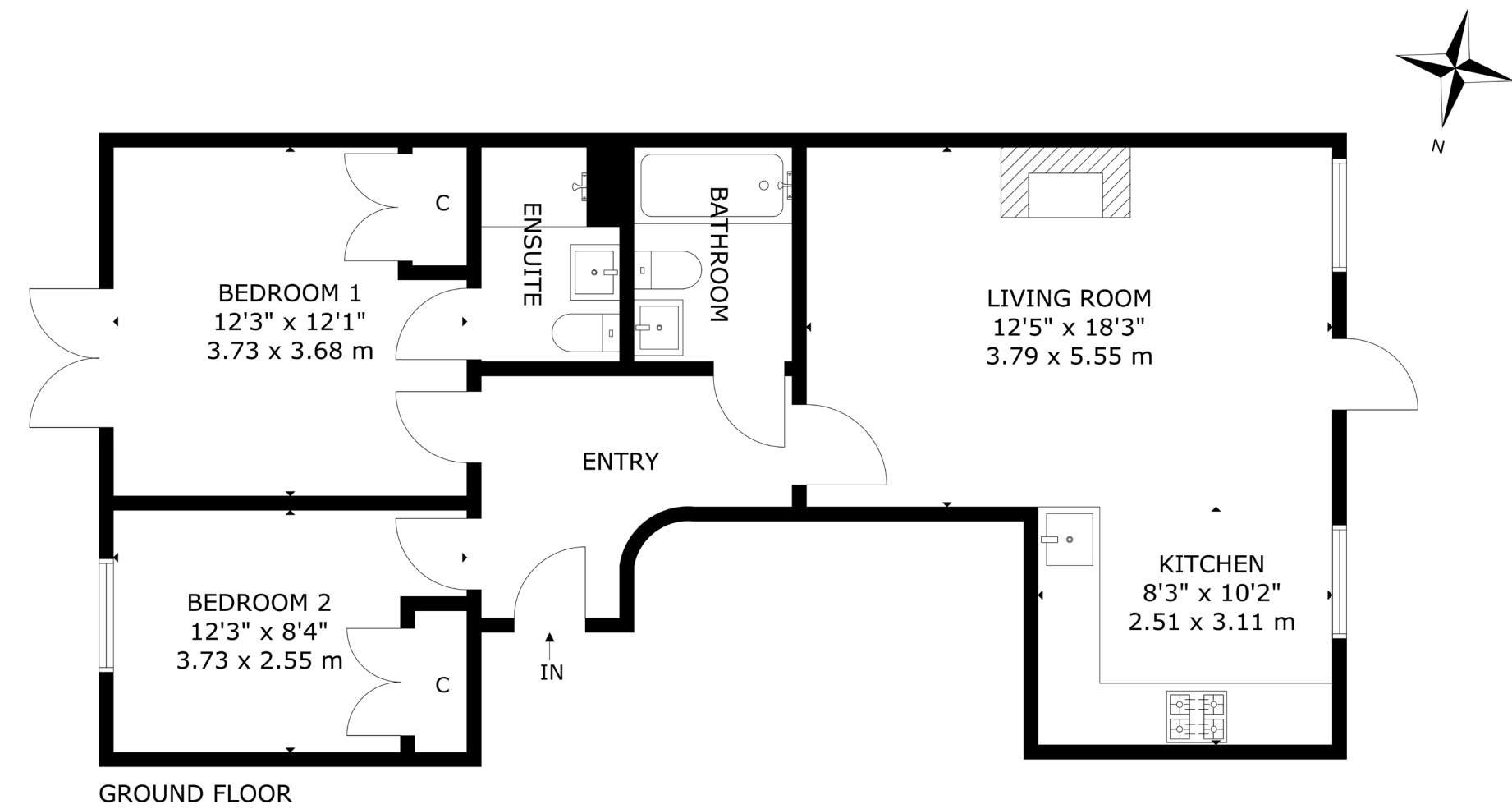
Additional features include gas-fired central heating, double glazing, good internal storage and the valuable advantage of a secure, allocated parking space - an uncommon benefit in this central Clifton setting.



LOCATION

The apartment enjoys an exceptional location within easy walking distance of Clifton Village, renowned for its eclectic mix of boutiques, cafés and restaurants. The area is well served by an excellent choice of both independent and state schooling, including Clifton College, Clifton High School and Christ Church Primary School.





9 GRANGE ROAD, BS8 4EA
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 734 SQ FT / 68 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Approximate Gross Internal Area = 68 sq m / 734 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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