

SARAH CLARK
PROPERTY CONSULTANTS

7
ST. PAULS ROAD, BRISTOL, BS8 1LX

Available from the end of November 2026, is this charming and well-presented two-bedroom, two-bathroom split-level garden flat, offering bright and spacious accommodation, a pretty private paved garden and the added benefit of off-street parking.

The property boasts a lovely living room overlooking the attractive rear garden, with French doors opening directly onto the paved terrace.

The modern, fully fitted kitchen features a stylish range of white base and wall units, with ample worktop space and a selection of integrated appliances, including a double oven, electric hob and microwave, together with a washing machine.

There are two bedrooms, with the principal bedroom benefiting from its own contemporary en-suite shower room, complete with a spacious shower enclosure, wash hand basin and WC. The second bedroom is a smaller double. The main bathroom features a bathtub with shower over, wash hand basin and WC.

Outside, the property enjoys a delightful private paved garden, surrounded by mature trees and established planting, providing a peaceful and secluded space for relaxing



Features

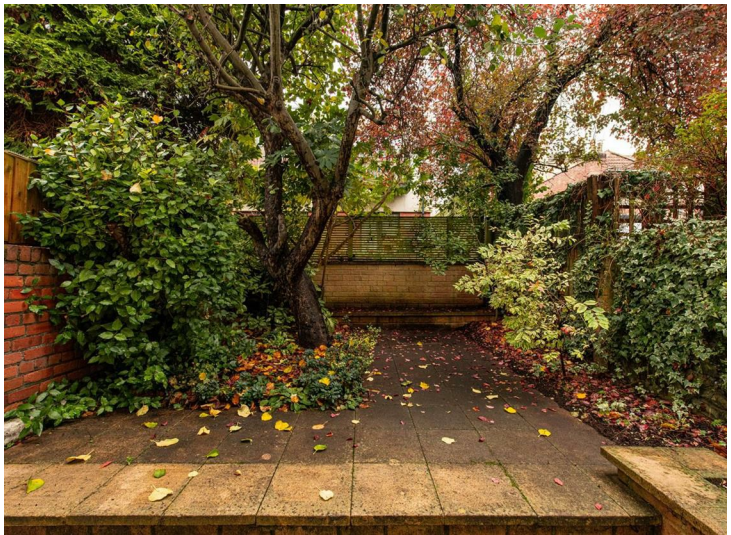
- Two bedrooms
- Two modern bathrooms (one en-suite)
- Split level apartment
- Private rear garden
- Attractive period features
- Off street parking
- Lovely Clifton location
- Available end of November

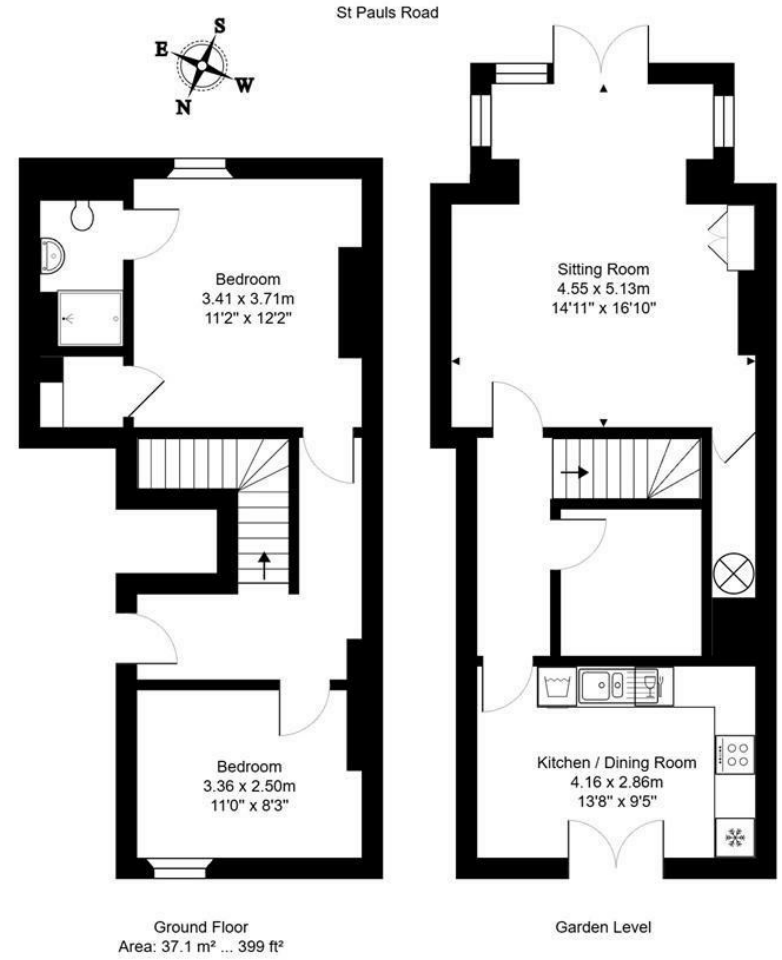












Total Area: 84.4 m² ... 909 ft²

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.
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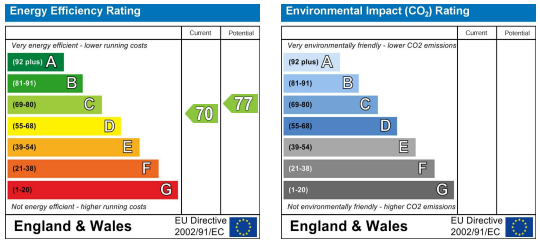
TENURE

SERVICES

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LOCAL AUTHORITY

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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.

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