



PEMBROKE ROAD

Clifton, BS8



PEMBROKE ROAD CLIFTON

Elegant four-bedroom first floor Clifton apartment of circa 1,700 sq. ft, with a private south-west facing balcony, allocated parking on one of Clifton's most sought-after roads.



Local Authority: Bristol City Council

Council Tax band: E

Tenure: Leasehold

Ground rent: £30 per annum

Service charge: £1440 per annum

Guide Price: £850,000



Occupying the entire first floor of an impressive period townhouse on prestigious Pembroke Road, this exceptional four-bedroom apartment offers beautifully balanced accommodation extending to approximately 1,700 sq. ft., with refined interiors, an abundance of natural light and elegant original features throughout.

The access is via an attractive front garden path and an immaculately maintained entrance hall, this first floor apartment impresses with its sense of scale, intricate decorative cornicing and attractive parquet flooring through the central hallway, which provides access to the principal rooms. The heart of the home is the outstanding bespoke fitted kitchen/dining room, thoughtfully designed with hand-painted cabinetry, a large central island and a comprehensive range of integrated appliances including a Rangemaster cooker, wine cooler and full-height refrigerator. Dual-aspect sash windows flood the room with natural light, while the generous proportions create a superb sociable living and dining space.

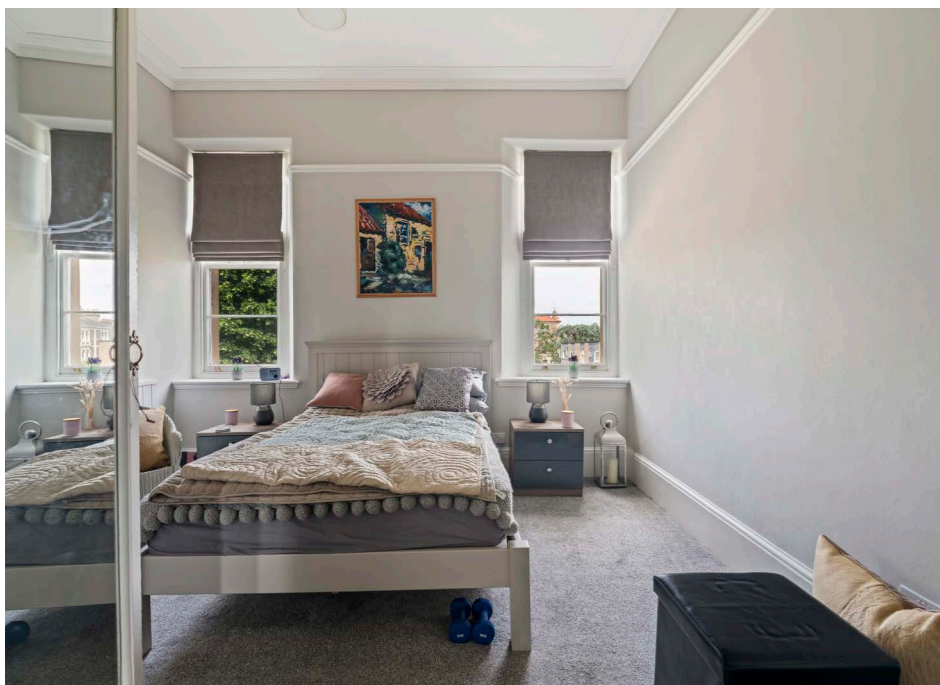
The sitting room enjoys a wonderfully bright southerly aspect through large sash windows and is further enhanced by beautiful cornicing, sophisticated Zoffany wall coverings and a striking gas fireplace, creating a superb formal reception room.





The principal bedroom suite is particularly impressive, featuring extensive fitted wardrobes and a stylish en-suite shower room with twin basins, underfloor heating and quality heritage-style fittings. Three further bedrooms provide excellent versatility for family living, guest accommodation or home working, with one bedroom opening directly onto the private south-west facing balcony.

Completing the accommodation is a beautifully appointed family shower room, separate cloakroom, allocated off-street parking and a allocated cycle storage shed.



Approximate Floor Area = 153.6 sq m / 1653 sq ft



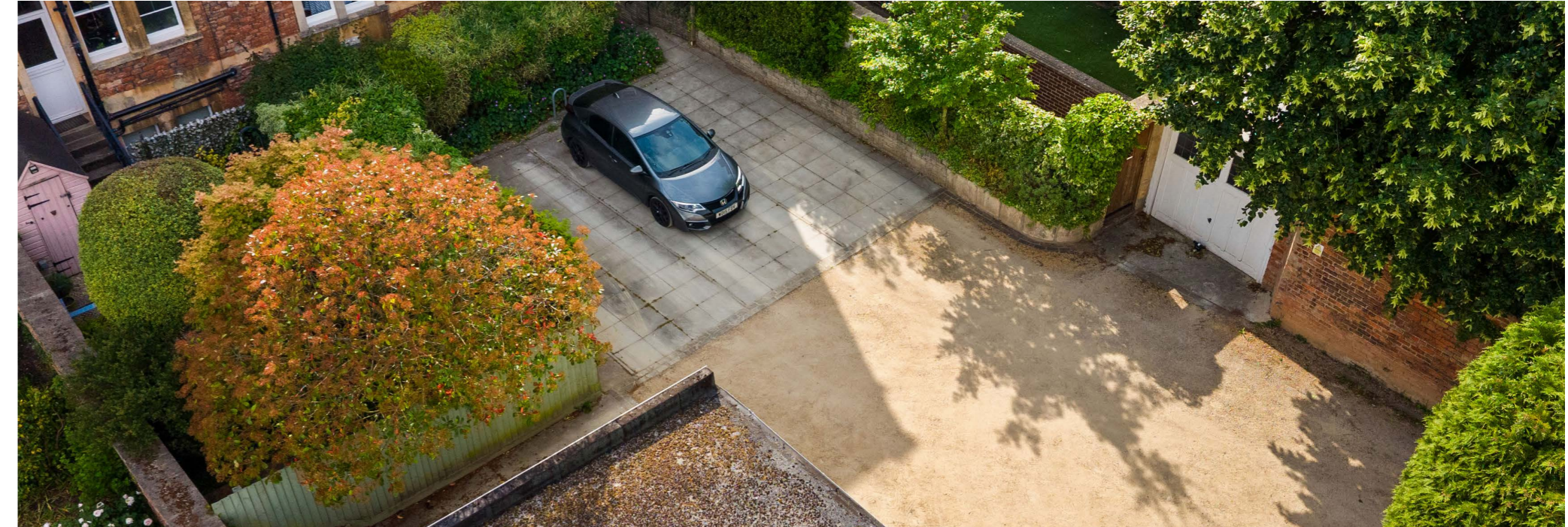
First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #97880

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)



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