



**LEESE &
GORDON**
Independent Estate Agents

Clifton

Guide Price £500,000

**Basement Flat, 61 South Parade Mansions,
Oakfield Road, Clifton, Bristol, BS8 2BB.**

- Fantastic Lifestyle Property
- Just Off Whiteladies Road
- Set in Beautiful Georgian Style Grade II Listed Terrace
- Private Rear Garden & Off Street Parking
- 2 Double Bedrooms over Two Levels Giving Sense of Space
- Generous Sitting/Dining Room

From the hall a flight of stairs rise to a landing with useful storage cupboard and access to the second bedroom. Whilst smaller than the main bedroom it is double sized and ideally suited as a home office/occasional bedroom which feels slightly separate from the rest of the apartment. Window to the side aspect fitted with plantation shutters. From the hall stairs also lead down to a very useful basement with two vaulted areas. Great for storage, it does have a slightly limited ceiling height.

The rear garden offers level access from the kitchen area and provides a low maintenance area to enjoy being outside. Plenty of space for garden furniture, BBQ's etc. Screened and separated from the parking area beyond by a gated fence. The parking area provides three spaces for the four apartments in the building and are available on a first come first serve basis. The gardens positioned in front of South Parade Mansions are private and for the sole use of residents to enjoy.

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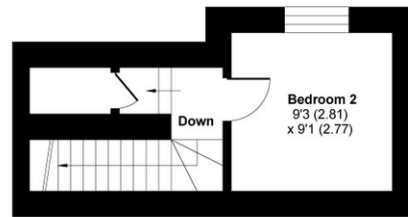
Important Information:

Remainder of a 999 year lease (from 1991).
Management company own the freehold (effectively a share of freehold).
No Ground Rent.
Current Service Charge £205.83 per month.
Council Tax Band D.
Within Clifton East controlled parking zone.
This information should be checked by your legal adviser.

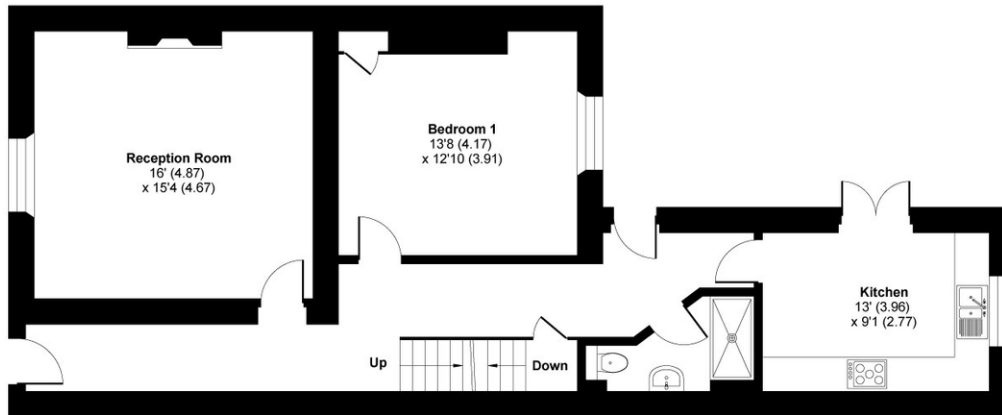


Energy Performance Certificate: C

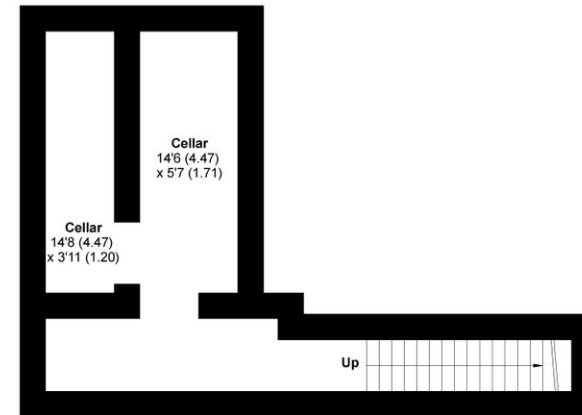
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FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Leese & Gordon. REF:1440406