

FLAT 208, ROYAL PARADE 2-7 ELMDALE ROAD, BRISTOL, BS8 1SY

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BRISTOL, BS8 1SY

### ACCOMMODATION

A welcoming entrance hall with video entry system and large storage cupboard leads to a wonderfully light open plan living area with two double glazed windows and double doors to a Juliette balcony, stylish new kitchen with tiled splash backs and integrated appliances and space for a large dining table. The double bedroom also has a double glazed window and spacious built-in wardrobe. The partially tiled modern bathroom has a white suite and heated towel rail.

### LOCATION

Royal Parade is perfectly positioned for the wide ranging array of shops, bars, restaurants and cafes of the Clifton Triangle, Park Street and Whiteladies Road. The city centre and the wide open space of Brandon Hill are very close by.

### SUMMARY

A beautifully presented and light 1 bedroom second floor apartment, set within the desirable Royal Parade development in Clifton. Formerly the old Dingles department store site, Royal Parade has an impressive central atrium leading to all apartments, concierge and 2 lifts to all floors.

This homely apartment is tucked away at the far corner of the building and has been owner occupied for the last 16 years. Well presented throughout, the accommodation briefly offers entrance hall with storage cupboard, 19'6 x 16'4 open plan living area with new kitchen and Juliette balcony with floor to ceiling windows and open view, double bedroom with built-in wardrobe, bathroom with white suite.





# FLOORPLAN

## Second Floor

Approx. 48.5 sq. metres (522.6 sq. feet)



Total area: approx. 48.5 sq. metres (522.6 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.



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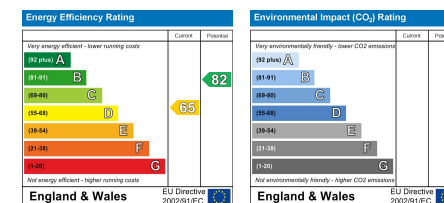
1 Bedrooms  
Tenure - Leasehold

- Royal Parade
- Double bedroom
- Stylish New Kitchen
- Bathroom with white suite
  - Concierge

1 Reception Rooms  
Total sq ft

1 Bathrooms  
Council tax band - C

- Second Floor Apartment
- 19ft6 x 16ft4 Open Plan Living Area
  - Juliette Balcony
- Impressive Central Atrium
  - 2 Lifts



Opening hours vary slightly in each office  
Mon to Fri - Usually 9am till 6pm  
Saturday 9.00am-4.00pm