

PEMBROKE ROAD

Clifton, Bristol, BS8



150
YEARS

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PEMBROKE ROAD

Clifton, Bristol, BS8

Description

On the first floor of an elegant Grade II listed Victorian house in Clifton, this light and airy apartment offers over 1,100 square feet of floor space, as well as off-street parking.

The impressive living room is 20ft long and bathed in natural light. Two generously proportioned double bedrooms, both with fitted wardrobes and one with an en-suite bathroom, lead off a spacious entrance hall, as does a family bathroom. A few steps down from the living room is the well-appointed kitchen with ample space for a breakfast table.

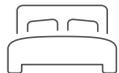
The apartment has a wealth of period features including a fireplace, simple moulded cornicing, sash windows, and high ceilings throughout.

Situation

Superbly located on the southern end of Pembroke Road, there is easy access to greenery in Victoria Square and around the Suspension Bridge. The Nuffield gym and Waitrose by The Triangle, The Lido, and Clifton Village, with its shops and cafés, are all only short walks away (all less than a third of a mile). The bars and restaurants of Whiteladies Road are half a mile away.

Outside

The property benefits from an off-street parking place on the driveway to the front of the building.



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Key information

Local Authority Bristol City Council

Services Length of lease: 999 years from 1 January 1989.

Ground Rent: £20 per annum.

Council Tax D

Tenure Leasehold

£475,000

Energy Efficiency Rating		Current	Potential
<small>Low energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	54
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Area = 105.5 sq m / 1136 sq ft
Including Limited Use Area (1.2 sq m / 13 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/ shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Hamptons International is a trading name of Countrywide Estate Agents. Head Office: 5th Floor, UK House, 180 Oxford Street, London W1D 1NN

