

SARAH CLARK
PROPERTY CONSULTANTS

FLAT 3, 7
PERCIVAL ROAD, BRISTOL, BS8 3LE

A beautifully presented four-bedroom period apartment in one of Clifton's most sought-after locations, with lovely views across Clifton College playing fields.

Offering approximately 1,316 sq. ft. of elegant and versatile accommodation, this impressive apartment combines generous period proportions with a stylish and contemporary finish.

At the heart of the property is a superb sitting room, where large windows draw in an abundance of natural light and provide a lovely outlook across the playing fields. The generous proportions create a wonderfully comfortable space for relaxing and entertaining.

The spacious kitchen and dining room provides an equally impressive social space, with plenty of room for a large dining table and excellent scope for both everyday family life and entertaining. The layout throughout the apartment is particularly versatile, with two generous double bedrooms and two small double bedrooms, offering the flexibility to create a home office, nursery, guest bedroom or additional reception space to suit individual needs.

The accommodation is complemented by a well-appointed family bathroom with useful utility area, a separate shower room and an additional WC, making the apartment particularly practical for family living.

A further benefit is the opportunity for residents to apply to use the private communal gardens on Canynge Square, providing a wonderful green space to enjoy in the heart of Clifton.

The location is exceptional. Clifton Village is within easy reach and the expansive open spaces of The Downs are also within walking distance. Whiteladies Road and Clifton Down railway station provide further amenities and excellent transport connections.

Council Tax Band = E
EPC =D
Leasehold = 977 years remaining
Managed by leasehold and directors.
Reserve Fund = £35,000



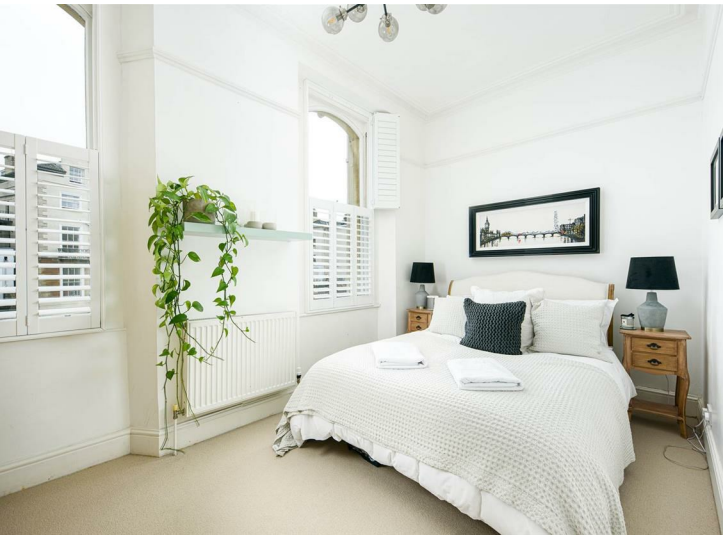
Features

- Stunning 4 bedroom apartment
- Modern well equipped kitchen/dining room
- Lovely views over playing fields
- Family bathroom with utility area
- Separate shower room
- Guest cloakroom
- Great location close to Clifton Village
- No onward chain











Kitchen/Breakfast Room
15'0" x 11'5" (4.59 x 3.49)
This stylish kitchen enjoys lovely views across one of the Clifton College playing fields and is fully equipped for the modern family. There is an extensive range of wall and base units, integrated appliances including a Bosch dishwasher, Neff induction hob, Neff twin ovens, wine cooler and American Style Bosch fridge/freezer. This is a lovely room for enjoying meals with family and friends.

Lounge
16'2" x 14'8" (4.95 x 4.49)
Beautifully presented this relaxing room has neutral decoration and enjoys an open aspect with views across the Clifton College playing field.

Master Bedroom
16'2" x 12'9" (4.95 x 3.89)
This beautiful double bedroom is situated at the front of the building and is decorated in modern, neutral tones and is carpeted.

Bedroom Two
15'1" x 8'2" (4.62 x 2.50)
This bright bedroom is situated at the front of the property and has neutral decoration and carpet.

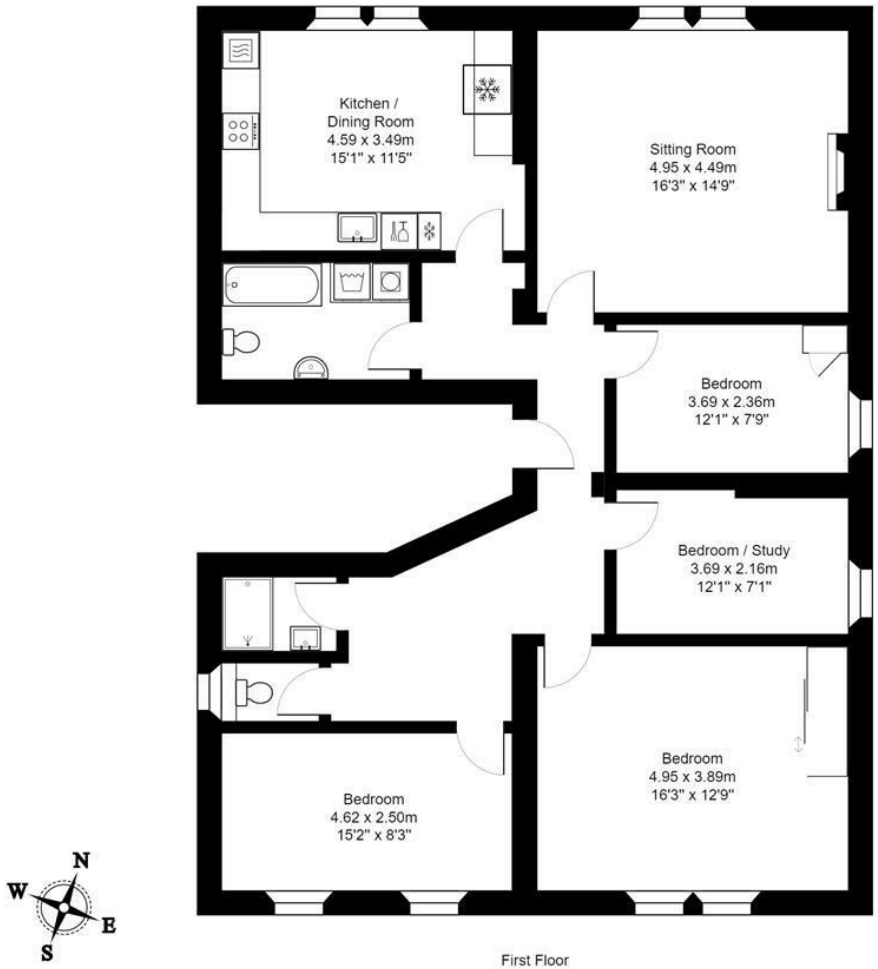
Bedroom Three
12'1" x 7'8" (3.69 x 2.36)
A small double room this was previously used as a nursery but could also be a guest room or study.

Bedroom Four
12'1" x 7'1" (3.69 x 2.16)
Currently set up as a study this could be changed into a bedroom if required.

Bathroom
Large bathroom with bath, wc and basin. This room also contains a large utility cupboard housing the washing machine and tumble dryer.

Shower Room
Modern shower room with cubicle and wash basin.

Guest Cloakroom
A very useful guest cloakroom.



First Floor

Total Area: 122.2 m² ... 1316 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

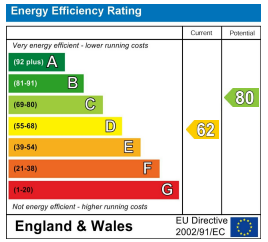
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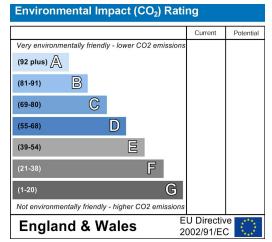
SERVICES

Mains

LOCAL AUTHORITY

Bristol
Leasehold = 977 years remaining
Management Fee = £200 pcm - No Ground Rent





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.

SARAH CLARK
PROPERTY CONSULTANTS

t: 0117 4522400
Sarah Clark Property Consultants
159B Whiteladies Road, Clifton, Bristol BS8 2RF

www.sarahclarkproperties.co.uk