



PEMBROKE ROAD
CLIFTON
BRISTOL

GARDEN FLAT, 5 PEMBROKE ROAD, CLIFTON, BRISTOL, BS8 3AU

SUMMARY OF ACCOMMODATION

A beautifully presented, two double bedroom, garden apartment set within this handsome early Victorian townhouse, conveniently located close to Clifton Village, Whiteladies Road and The Triangle, with the added benefits of a single garage / auxiliary room, off street parking for one car, a separate entrance, lovely front and rear gardens and lastly no onward chain.

The flat benefits from its own separate entrances both at the front and rear. On entering the front door an initial corridor offers plenty of light from a glass roof and provides access to two useful vaults, both of which have been tanked with a delta membrane. One of these is used as a utility room and the other a spacious study. Additionally, there is a useful storage cupboard to the far end of the corridor.

The generous main entrance hallway to the flat offers access to the beautifully finished family bathroom which provides a bath with an overhead shower, a WC, wash hand basin and a heated towel rail. Further to this there is access to a recessed study area, a separate storage area and the two double bedrooms which sit at the front of the property. The master bedroom allows plenty of room for ample bedroom furniture, a built in cupboard and its own ensuite with a shower, WC, wash hand basin and heated towel rail. The second double bedroom also allows plenty of room and both bedrooms offer a pleasant outlook over the front garden. In between the bedrooms there is a useful dressing or storage room, which could potentially be converted to provide an ensuite for bedroom two. The large living/dining room sits to the rear of the property and provides some very spacious proportions and two large sash windows in the rear offering plenty of natural light and a lovely fireplace with fitted storage either side of it. The kitchen is accessed off the living/dining room and has been tastefully finished with plenty of storage in a good number of floor- and wall- mounted units, the former with an attractive Corian work surface, there is also room for an American style fridge/freezer and for a range cooker. The kitchen has been tastefully tiled and benefits from underfloor heating and double doors to the rear patio and parking.

Outside, the property benefits from a sizeable front garden which is mainly laid to lawn with attractive borders to two sides. The garden offers plenty of room and currently houses a decked area and a useful storage shed. The rear patio provides room for a table and chairs and gives access, via stone steps, to the parking at the rear and the single garage. The single garage has been recently converted (with full building permissions) into a professionally soundproofed music room, which also makes for an atmospheric home cinema and extra recreational space. If car storage or garage use is preferred, it could be easily converted back to its original function.

LOCATION

Pembroke Road is an address held in high regard. This is owed to the uniquely convenient proximity to local amenities and the breathtaking example of Victorian and Georgian architecture. The variety of shops, boutiques and restaurants in Clifton Village are within half a mile as well as the choice of further amenities on near by Whiteladies Road. Several bus routes provide easy city centre access. Bristol's City Centre is within one mile travelling distance allowing access to the national motorway network via the M32. Rail links to London Paddington from Temple Meads mainline station. The vast expanse of Clifton's Downs can be accessed at the top of Pembroke Road (within half a mile) as can the historic landmark of Isambard Kingdom Brunel's world famous suspension bridge spanning the Avon Gorge. The area is particularly well served for schooling in both state and private sectors with Clifton College, Clifton High School and Christchurch Primary being within quarter of a mile of the subject property. QEH and BGS are both within easy walking distance of the property. Badminton and Redmaids are a short bus ride away.

OTHER INFORMATION

Tenure - Leasehold - 999 years commencing 5th October 1983 with a share of the freehold

Service charge - £150 pcm

Local authority - Bristol City Council

Council tax band - D - Currently £2,713.68 pa

Services - All mains services

Broadband speeds - 1800 mbps download and 220 mbps upload

Mobile coverage - Good indoor and outdoor - EE, 02, Vodafone and Three

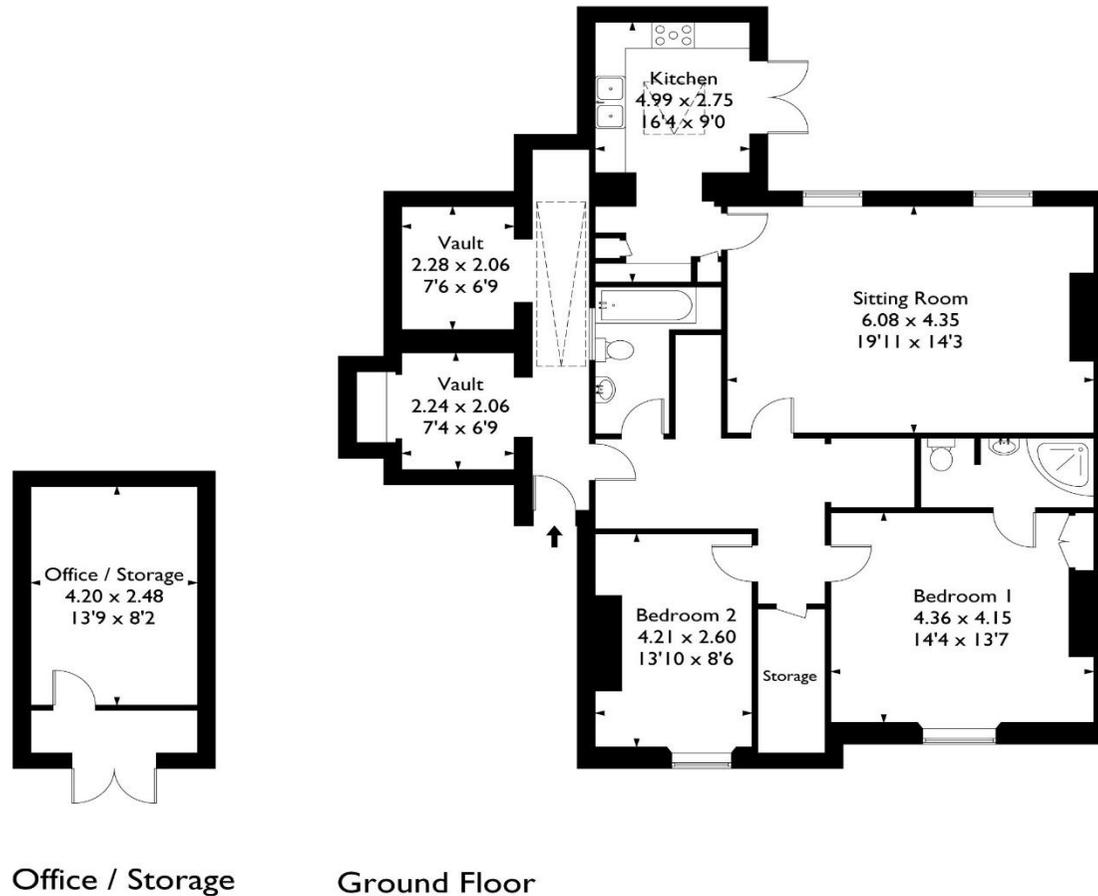
EPC - Currently D 63 - Potential C 69

Listing - We understand the property is grade II listed.

Conservation area - We understand the property is within the Clifton and Hotwells conservation area.

Pembroke Road, Clifton, Bristol BS8 3AU

Approximate Gross Internal Area 112.9 sq m / 1215.5 sq ft
Office / Storage 13.1 sq m / 141.4 sq ft
Total Area 126.0 sq m / 1356.9 sq ft



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.

IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.




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