



9 Ardmore Vicarage Road, Bristol, BS8 3PH

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A stunning refurbishment of an incredible three bedroom penthouse flat, offering stylish and versatile living space located only half a mile from the fashionable shops, boutiques and restaurants of Clifton Village. This exceptional apartment offers a remarkably tranquil setting with the feeling of being within the tree tops of Leigh Woods making it all the more difficult to comprehend one is only moments from the vibrancy of Clifton, just across Isambard Kingdom Brunel's world famous Clifton suspension bridge.

An impressive list of unusually high specification includes the benefit of direct passenger lift into the apartment's private entrance lobby as well as the rare commodity of covered private parking for three cars comprising a sizable secure garage and covered double car port. The property also has a pressurised gas fired central heating and hot water system, a "Zhender" ventilation and heat recovery system (ensuring healthy air circulation), a beautifully fitted German kitchen (with Seimens appliances and locally processed granite work surfaces), Cat 6 data cabling throughout and the most luxuriously appointed bath/shower rooms, one of which is en-suite to the master bedroom.

Two generously proportioned south facing terraces provide unusually generous outside space proving ideal for al fresco entertaining with the kitchen/living space having direct access through large bi fold doors complete with electronically operated sun blinds. The breath-taking open plan living space has been appointed to a very high standard indeed and both the kitchen/living space and the living room both have particularly pleasing, dual and treble aspects through sizable picture windows. In summary, this very special apartment offers luxurious, lateral living with exceptional specification only a stone's throw from Clifton Village. The property is available for immediate occupation being sold with no onward chain.



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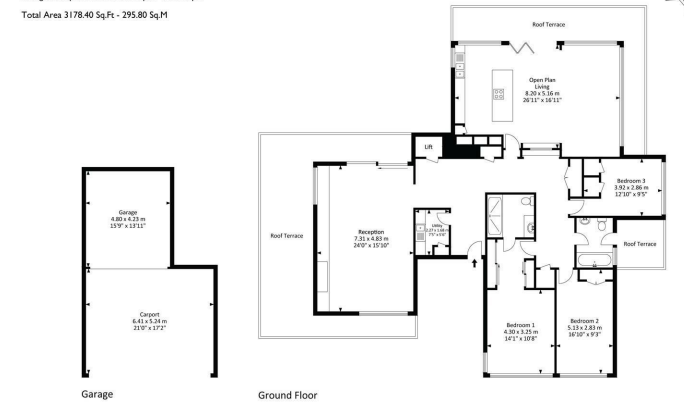
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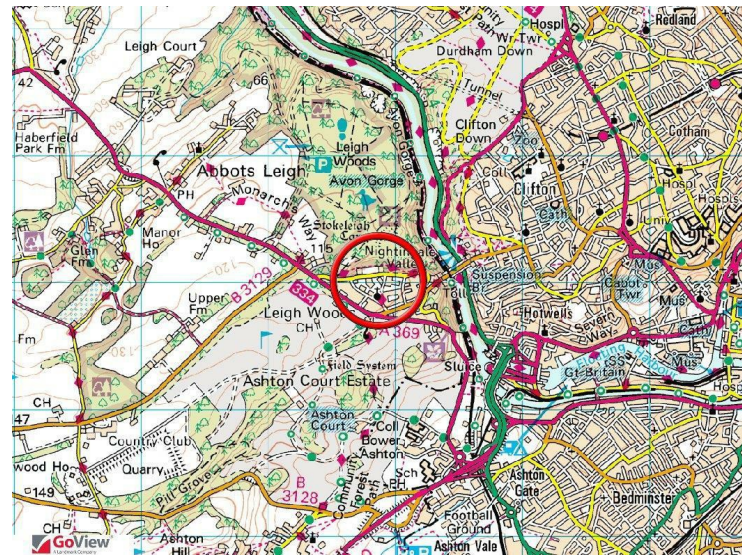
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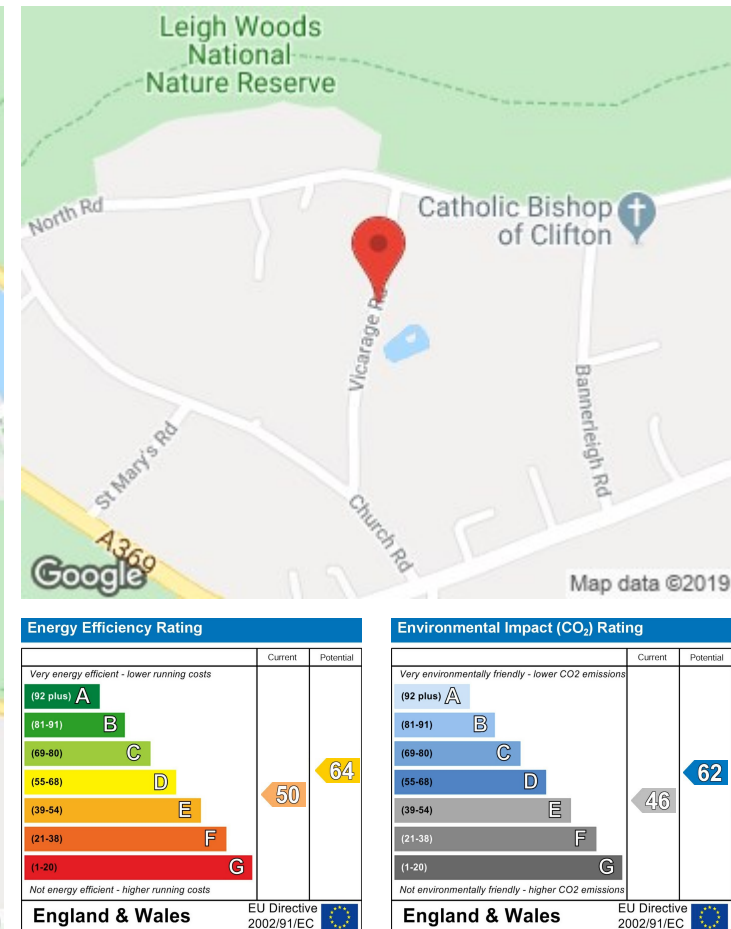
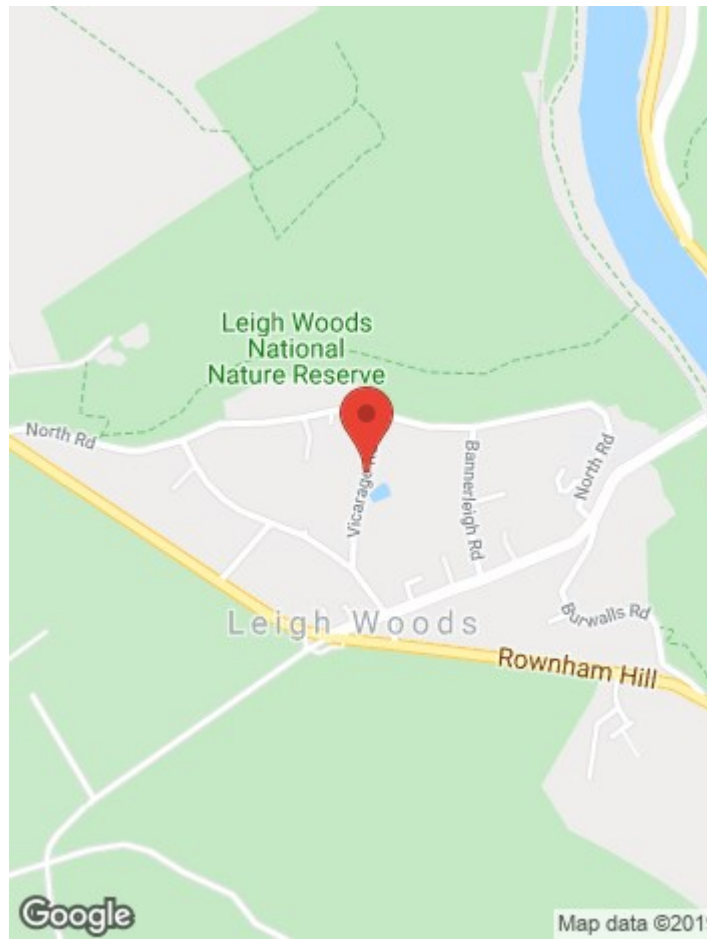


Approx. Gross Internal Area 1889.0 Sq.Ft - 175.50 Sq.M
Roof Terrace Area 704.80 Sq.Ft - 66.0 Sq.M
Garage / Carport Area 584.60 Sq.Ft - 54.30 Sq.M
Total Area 3178.40 Sq.Ft - 295.80 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure
accuracy of the floor plan, the dimensions are
approximate and no responsibility is taken for
any errors, omissions or discrepancies.
Floor plan produced by Westcountry BPC.





OTHER INFORMATION



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