



23 Pembroke Road, Clifton, Bristol BS8 3BB

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## 23 Pembroke Road, Clifton, Bristol BS8 3BB

OFFERS INVITED BETWEEN £425,000 AND £450,000

A very well presented two bedroom first floor balcony apartment forming part of this magnificent Grade II listed, Bath stone fronted house. This apartment retains some fine features with the added benefit of a parking space behind automated gates. Conveniently situated within  $\frac{1}{4}$  of a mile of Clifton Village the accommodation offers a communal entrance, entrance lobby with doors to a west facing balcony, bay fronted living room, fitted kitchen, master bedroom with ensuite shower and second bedroom served by a bathroom. Offered for sale with no related chain.



2



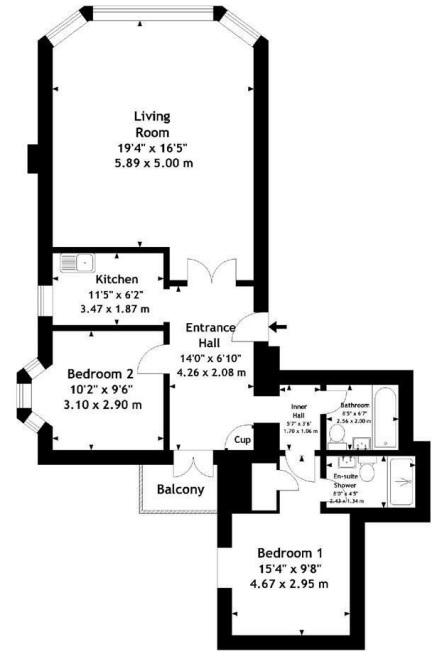
1



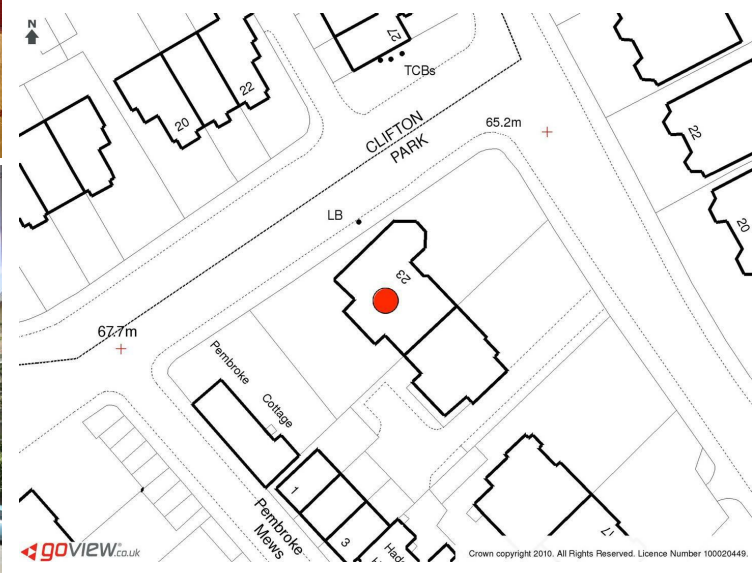
2

An attractive and well presented two bedroom, first floor apartment situated in this fine period building on the corner of Pembroke Road and Clifton Park. Pembroke Lodge was re-developed to a very high standard in the late 1990's to create seven luxury flats each benefiting from gated off street parking to the front. The apartment's light and airy accommodation is arranged off a central entrance hall which has attractive oak flooring throughout and french doors opening onto a rear southwesterly facing balcony. Undoubtedly, one of the main features of the apartment is the spacious sitting room, which has a large bay window to one end enjoying an easterly facing aspect. The kitchen has a range of modern units finished with a granite work surface and has Integrated appliances including a dishwasher, washer/dryer, oven and stainless steel 4 ring gas hob. The master bedroom benefits from an en suite shower room with separate bathroom serving bedroom two. Lastly it should be noted that this property is offered for sale with no onward chain.

**Flat 4, 23 Pembroke Road, Clifton BS8 3BA**  
 Approx. Gross Area 879.30 Sq.Ft - 81.60 Sq.M



For illustrative purposes only. Not to scale.  
 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.  
 Floor Plan produced by Advantage Matters.



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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

**OTHER INFORMATION**



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