



**1 Percival Road, Clifton, Bristol BS8 3BW**  
**Guide price £335,000 Leasehold**

This beautifully presented two bedroom apartment forms part of the recently renovated Percival Court development. Situated on the first floor, the apartment benefits from unbroken views over neighbouring Clifton College playing fields and the Downs beyond. The apartment is finished to an exceptionally high level of specification with a hand-built kitchen which includes integral washer/dryer, dishwasher, upright fridge freezer and stainless steel double oven and hob. The work surfaces have been finished in an attractive black granite with upstands.

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-  1
-  2



## 9 Percival Court, Clifton, BS8 3BW

Throughout the apartment (excluding bathrooms) the floors are finished in an attractive natural oak flooring, thereby providing a clean and contemporary feeling. Both the bathroom and ensuite shower-room have been finished in natural marble wall and floor tiles, with white sanitary ware and chrome plated tap fittings. The contemporary style accommodation offers a light and airy feeling throughout with paneled oak veneer doors to compliment the oak floors. The apartment is accessed by a lift shaft and communal staircase. To the rear of the building is a secure gated off street parking space reached off neighbouring College Fields.

**Location**  
Percival Road is located in what is regarded as one of Cliftons finest locations. Clifton Village, with its wide range of shops and restaurants, is only a short walk over Christchurch Green. The Durdham Downs are approximately a quarter of a mile away. The property is particularly well served by both state and private schooling, namely Christchurch Primary School, Clifton College and Clifton High School are a short walk from the apartment. The vast expanse of Cliftons Downs are within quarter of a mile as is the historic landmark of Isambard Kingdom Brunels world famous suspension bridge spanning the Avon Gorge (in itself, a designated area of outstanding natural beauty).

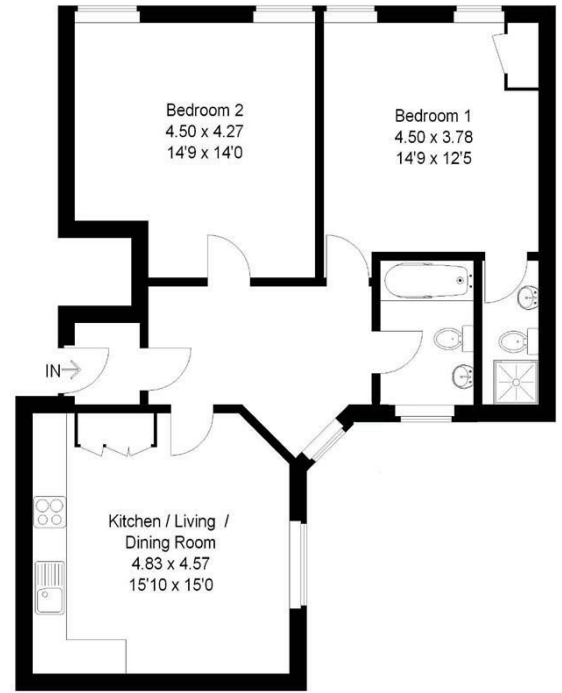


Illustration for identification purposes only, measurements are approximate, not to scale.



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	



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