

College Court Pembroke Road, Bristol, BS8 3DR

www.hydes.co.uk



College Court Pembroke Road, Bristol, BS8 3DR

An exceptionally well proportioned (851sq. ft) penthouse apartment, enjoying magnificent unbroken views to the rear, overlooking neighbouring Clifton College School and its open playing fields. The apartment further benefits from lift access and has two private balconies. One of the two balconies is reached off the reception/dining room and enjoys a South Westerly facing aspect. A covered car parking space for one vehicle is accessed to the rear, off neighbouring Pembroke Vale. We understand that the apartment underwent considerable refurbishment in 2018, which included replacement of all double-glazed windows and bi fold doors to FENSA standard, electrical re-wiring and radiators, as well as a bespoke new kitchen and replacement of bathrooms. A new entry phone system and post boxes were also installed



3



1

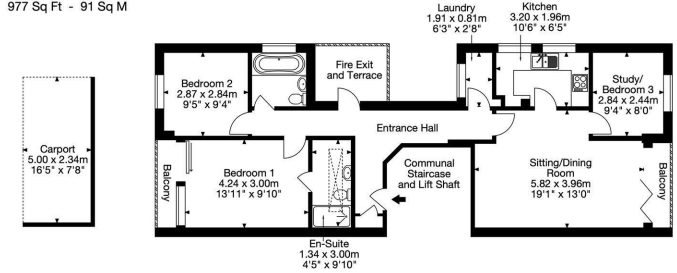


2



Flat 50 (Penthouse),
College Court, Pembroke Road,
Clifton BS8 3DR

Apartment
851 Sq Ft - 79 Sq M
Carport
126 Sq Ft - 12 Sq M
Total Area
977 Sq Ft - 91 Sq M





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			
		51	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

OTHER INFORMATION



28 Princess Victoria Street, Bristol, BS8 4BU
 Tel: 0117 973 1516
 post@hydes.co.uk | www.hydes.co.uk

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.