



3 St. Clements Court St. Paul Street, Bristol, BS2

Offers In Excess Of

Set within a beautiful Georgian building, this apartment combines timeless charm with modern comforts. Perfectly located for those commuting to Bristol City Centre and Temple Meads, the property also presents a fantastic opportunity for investors seeking a prime spot in a highly sought-after area.

The apartment's interior offers a well-thought-out layout, with access from both the front and back courtyards. A central hallway divides the space, leading to two generous double bedrooms, one with an en-suite shower room. An additional shower room is conveniently located nearby. The open-plan living area is a perfect setting for contemporary living, featuring a high-gloss kitchen with integrated white goods with Italian floor tiles flowing through the heart of this home. The living area opens onto the back courtyard, which boasts a unique design with historic alcove areas that can be used for storage or as a quiet outdoor space—an exceptional feature, especially so close to the city centre.

Living Area 19'04 max x 19'01 max (5.89m max x 5.82m max)

Bedroom One 15'05 x 9'01 (4.70m x 2.77m)

Ensuite 5'06 x 4'08 (1.68m x 1.42m)

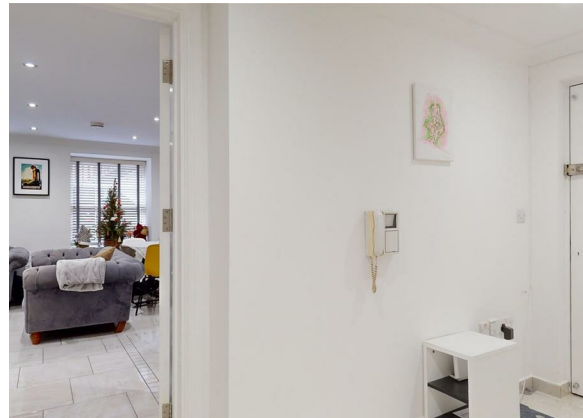
Bedroom Two 15'05 x 7'10 (4.70m x 2.39m)

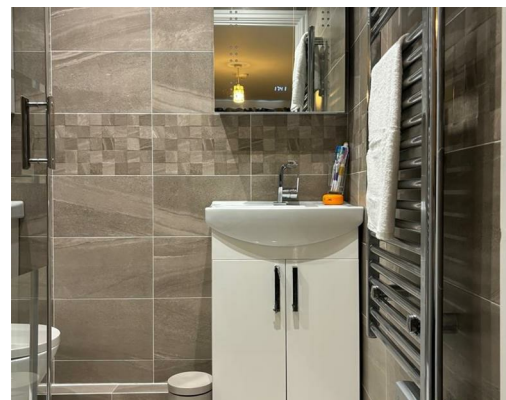
Bathroom 15'05 x 7'10 (4.70m x 2.39m)

Tenure - TBC

Council Tax Band - B

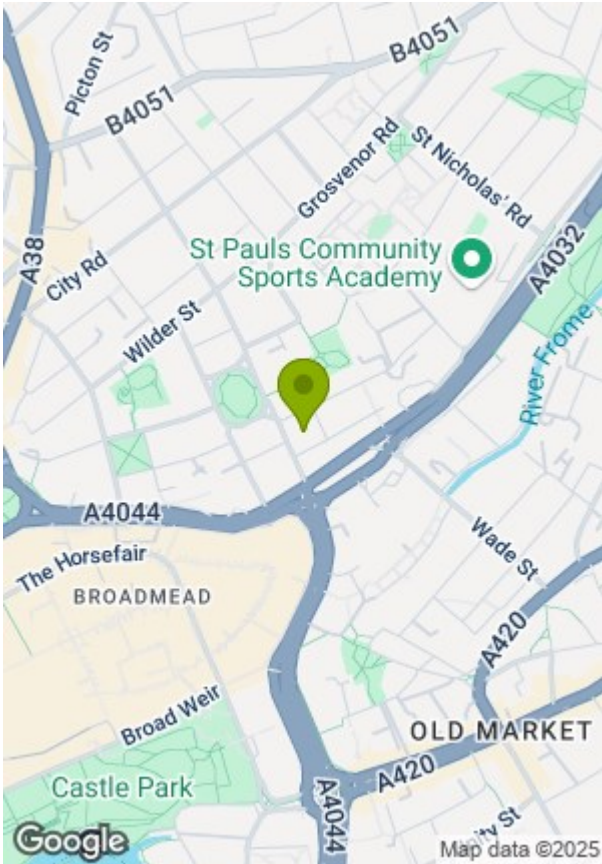
- Energy Rating - D
- Lower Ground Floor Flat
- Private Entrance
- Immaculate Condition Throughout
- Open Living Area
- Central Location!
- Two Double Bedrooms
- Private Courtyard
- Two Shower Rooms
- High Gloss Kitchen







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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	57		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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