



£395,000

42 Claremont Road, Bishopston, Bristol, BS7 8DH

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## 42 Claremont Road Bishopston, Bristol, BS7 8DH

A smartly finished ground floor apartment complete with private south facing terrace. The property further benefits from being offered with no onward chain.

Located in an elevated position and offering panoramic views across Redland and beyond, this spacious property has plenty to offer and includes two double bedrooms, an open plan kitchen/living dining area, a useful separate study area and a tastefully finished bathroom.

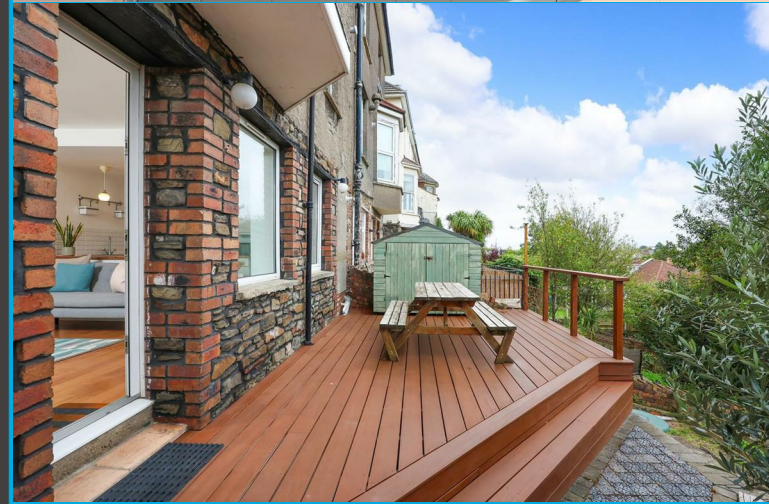
Accessed via its own entrance at the rear of the building, you enter directly into an open plan kitchen/living space. This room features two large double glazed windows and a glazed door ensuring that the space is bathed in plenty of natural light. The room itself is divided into two spaces which include a well appointed kitchen featuring a range of sleek wall and base units with brushed chrome fittings, a contrasting solid-wood work surface and an integrated breakfast bar. Tiled splash-backs and a combination of recessed and pendent lighting complete the overall look. An oak coloured floor continues throughout the space and into the living area with feature chimney breast and fitted alcove storage units. Situated just off of the living room is a separate lobby complete with study area with built-in desk and ample storage options. Opposite is a tastefully finished bathroom with modern white suite, striking tiled splash-backs, heated towel rail and a tiled floor. The principle bedroom is a well-proportioned double measuring 15'9 x 13'9 and benefits from a neutral colour palette and a window looking out on the front aspect of the building, whilst next door the second bedroom shares the same aspect and is currently used as a guest bedroom.

Externally, the property benefits from a private decked terrace with ample space for a table and chairs as



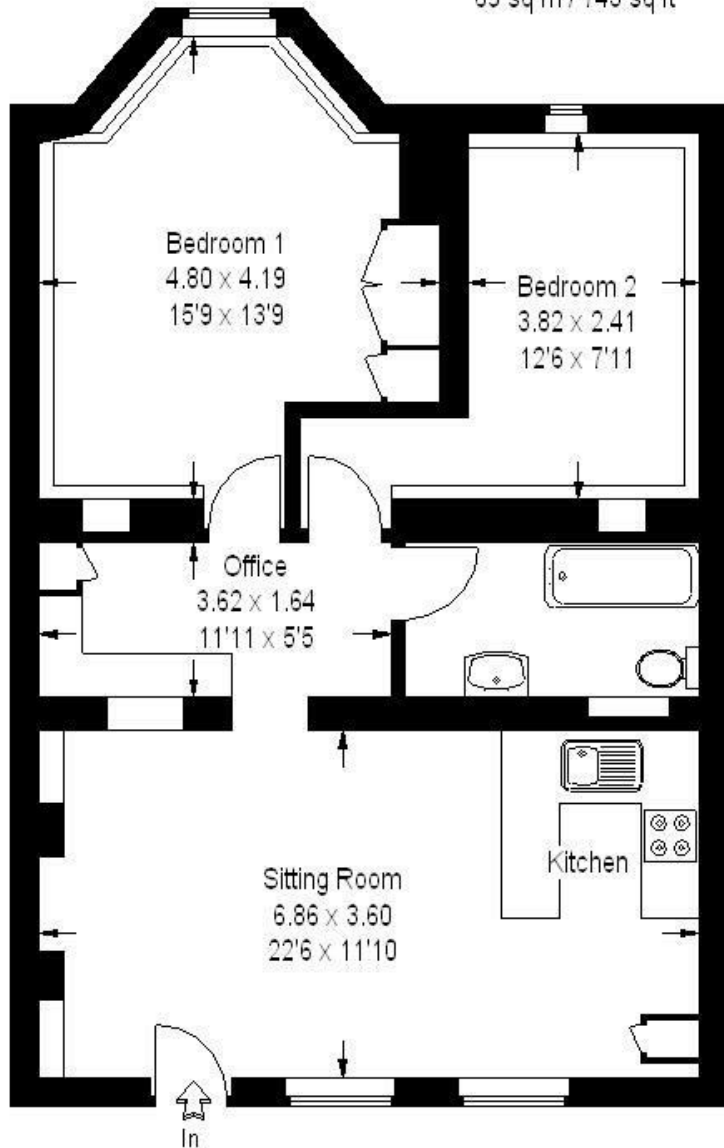
well as a timber-framed shed offering useful extra storage. This beautifully maintained property is located in a prime Bishopston location within easy walking access to all of the amenities on Gloucester Road as well as Redland Train Station and the City Centre being located just 1.2 miles away.





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Approximate Gross Internal Area :-  
69 sq m / 743 sq ft



## Lower Ground Floor

FLOORPLANZ © 2012  
0845 6344080 Ref 94114

This plan is for layout guidance only.  
Not drawn to scale, unless stated.  
Windows & door openings are approximate.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		65	
(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		63	
(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	



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