



THE GARDEN FLAT

16 Apsley Road, Clifton, Bristol

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The Garden Flat, 16 Apsley Road is a charming and versatile flat situated in a sought-after period semi-detached Clifton townhouse.

* SUPERB TWO-BEDROOM PERIOD APARTMENT * SOUGHT-AFTER LOCATION BETWEEN CLIFTON VILLAGE AND WHITELADIES ROAD * SOUTH FACING REAR COURTYARD GARDEN * PRIVATE GARAGE WITH ALLOCATED PARKING BAY OPPOSITE * IMPRESSIVE RECEPTION ROOM WITH LARGE BAY WINDOWS * HIGH CEILINGS / DOUBLE GLAZED THROUGHOUT * HIGH SPECIFICATION AND TURN KEY ACCOMMODATION * UNDERFLOOR HEATING * TWO BEAUTIFULLY APPOINTED BATHROOMS (ONE EN-SUITE) * EXCELLENT STORAGE THROUGHOUT

Situation

Apsley Road is a sought-after residential road conveniently situated between Pembroke Road and the hustle and bustle of Whiteladies Road. Within easy striking distance are numerous cafés, restaurants and boutique shops. A moments' walk away are Bosco (Whiteladies), the popular Everyman Cinema and the convenience of a large supermarket. A little further up Whiteladies Road is The Downs, a public open area of circa 400 acres.

Bristol is widely regarded as the "gateway to the West" and the M5 is just under 5 miles away, with the M32 2.5 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is just over 3 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 8.4 miles to the south.

For Sale: Share of Freehold

The Garden Flat, 16 Apsley Road is a charming and versatile flat situated in a sought-after period semi-detached Clifton townhouse.

The property enjoys independent access via a gently sloping pathway (with only a few steps) at the side of the building. Stepping through the glazed front door is a wonderful wide entrance hall which provides access to each of the principal rooms and the utility room/bathroom.

The flat has been comprehensively refurbished to a high specification throughout and features solid oak flooring (complete with underfloor heating) in the hallway, kitchen, and reception room.





The private south-facing garden to the rear receives much of the day's sun and is the perfect place for those who like to entertain or enjoy al fresco dining. The garden is accessible from the kitchen and second bedroom, whilst a garden gate also leads directly to a garage and off-street parking space.

The reception room is situated at the front of the property and is of generous proportions, offering ample room for several sofas and chairs as well as a desk or large dining table. This space is well served by a large triple bay window (with shutters) which allow light to pour into the room whilst also offering a pleasant leafy green aspect of the grass and shrubbery toward the front of the property.

Adjacent to the sitting room is a well-appointed south-facing dual-aspect kitchen that features a selection of sash windows and a pair of French doors which provide access out to the garden beyond.

The kitchen is equipped with an array of worktop space, a generous island with a breakfast bar, and a selection of wall and floor-mounted storage options and integrated 'Neff' appliances which include; induction hobs with extractor, dishwasher, fridge/freezer, oven, and microwave.

To the rear of the property lie two excellent double bedrooms both of which are a good size and feature built-in wardrobes. The master bedroom has an en-suite shower room with a heated towel rail, sink, vanity mirror, and w.c. The second bedroom is very spacious and offers further access via a glazed door to the south-facing garden beyond.

Separating the two bedrooms and situated at the end of the hallway is a very useful utility room that leads through to a large fully-tiled family bathroom, complete with bath, overhead shower, heated towel rail, vanity mirror, and w.c.

Outside

16 Apsley Road has a retained driveway to the side of the house leading to a block of five garages, with one garage (with electrical supply) allocated to The Garden Flat, as well as a further off-street parking space. The garden has been designed to be low-maintenance and features a combination of paving stones and decking which is bordered by raised beds. Facing southeast and catching much of the day's sun. There is plenty of space too for an outdoor dining table and chairs, sun loungers, and BBQ. A perfect space, to relax, enjoy and entertain.

A useful storage vault is situated by the front door which is ideal for bike storage.



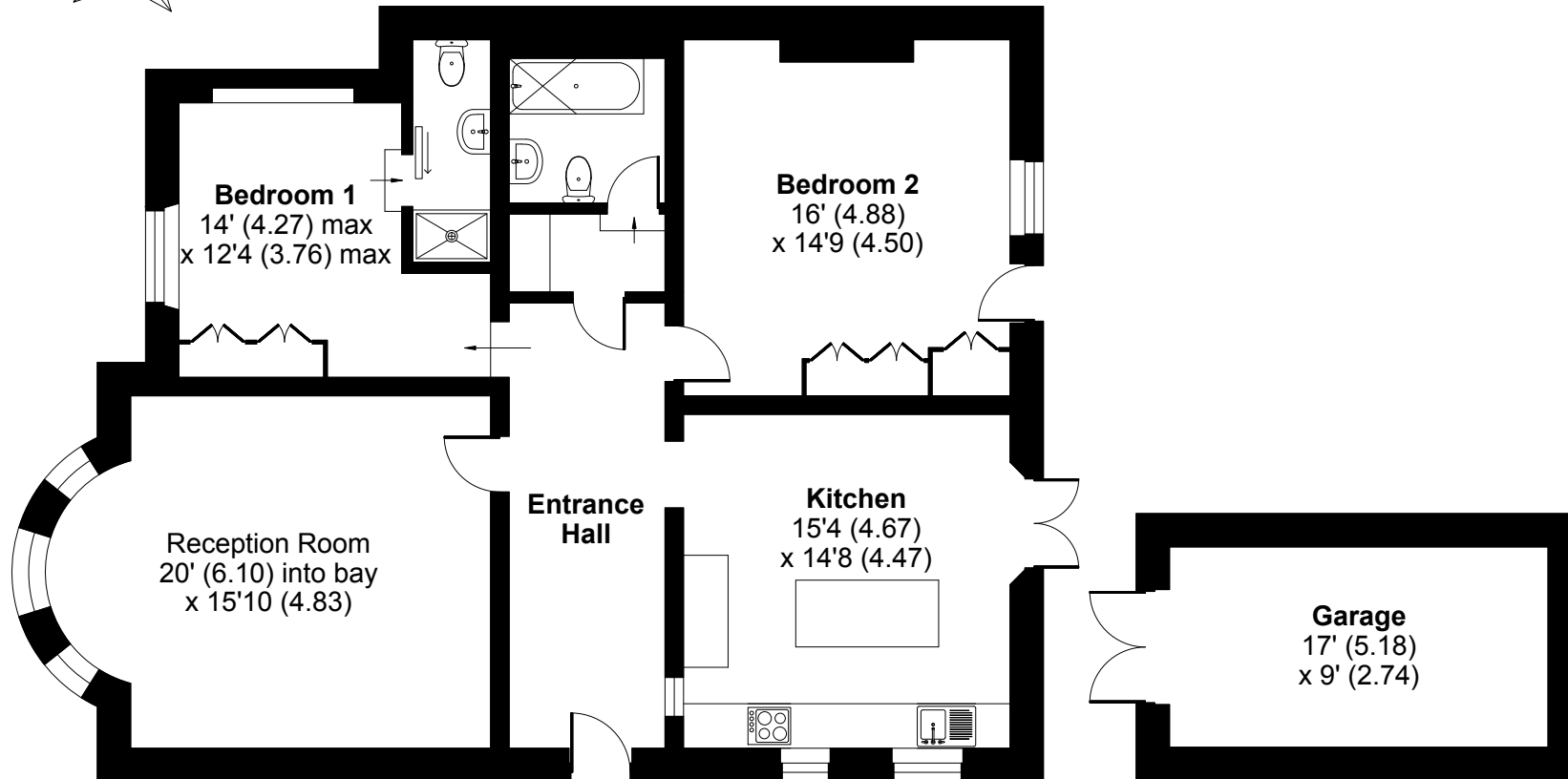
Apsley Road, Clifton, Bristol, BS8

Approximate Area = 1221 sq ft / 113.4 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1374 sq ft / 127.6 sq m

For identification only - Not to scale



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Rupert Oliver Property Agents. REF: 1002024