



## FIRST FLOOR FLAT

7 Cambridge Park, Bristol, BS6 6XN



# First Floor Flat

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A beautifully refurbished circa 1160 sq. ft three-bedroom period apartment situated on a quiet no-through road complete with an allocated off-street parking space.

BEAUTIFUL CIRCA 1160 SQ. FT LATERAL FIRST FLOOR FLAT \* EXTENSIVELY RENOVATED AND MUCH IMPROVED BY THE CURRENT OWNERS \* GRADE II LISTED BUILDING \* ALLOCATED OFF-STREET PARKING \* QUIET NO-THROUGH ROAD \* GENEROUS SITTING ROOM WITH SPACE FOR A DINING TABLE \* SEPARATE KITCHEN AND BREAKFAST ROOM \* MASTER BEDROOM WITH AN EN-SUITE SHOWER ROOM \* TWO FURTHER BEDROOMS \* FAMILY BATHROOM \* EPC: D

## Situation

Cambridge Park is a striking, quiet no-through road in Redland, approached via a private pillared entrance, complete with a pair of handsome carved stone lions, leading to beautiful limestone semi-detached houses most of which have converted laterally into flats.

Just 0.2 miles to the west is are The Downs, some 400 acres of open public space whilst nearby are a host of independent shops and bars, a deli, fishmonger and butcher and several restaurants including Little French and Prego along with a large Waitrose supermarket.

The local schooling is excellent; with Westbury Park Primary School (260m) miles to the north and Redland Green (Secondary) School circa 470m to the east. In addition, there are a host of established independent schools nearby including Badminton School for Girls, Redmaids High School, Clifton College, Clifton High School and Bristol Grammar School to name a few.

To the south, the M32 is a just a 2 mile drive with Temple Meads Train Station circa 3 miles to the south and Bristol Parkway circa 5 miles to the north. To the north (4.5 miles) is Cribbs Causeway Retail Park and access onto the M5, whilst Bristol Airport is just under 10 miles to the south west.

## For Sale Leasehold

The first floor flat, 7 Cambridge Park is a beautifully presented period apartment; lovingly and comprehensively refurbished by the current owners over the past couple of years.







Throughout there is an abundance of natural light from oversize sash windows, as well as numerous retained period features such as ceiling plaster work and beautifully refurbished wooden floorboards along with modern touches such as the tado° heating app, thermostatic radiator valves and underfloor heating to the family bathroom.

Approached via a pillared drive with an allocated parking space, shallow steps lead up to the communal front door and into the wide and welcoming communal entrance hall with stairs up to the first floor.

On entering the flat, there is an immediate sense of light and space, with professionally refurbished floor boards flowing through into the sitting room and each of the bedrooms. The entrance hall allows plenty of room to take off shoes and boots and to hang coats and jackets.

The sitting room is a wonderful size, with an oversize sash window flanked by further glazing flooding the room with light. A carved wooden fire surround with an open cast iron hearth provides a focal point to the room, with more than enough space for a separate dining table and chairs too.

From the sitting room there is access into the separate kitchen; separate enough to close-off if required but close enough to be sociable to the sitting room.

The kitchen enjoys a range of floor and wall mounted storage cupboards, along with an attractive and hard-wearing Chinese quartz tiled floor with plenty of room for a breakfast table in-front of the sizeable sash window. Appliances include a twin Belfast sink as well as an integrated dishwasher, Bosch ceramic hob, electric oven with grill function, wall-mounted microwave-combi and space for a full height fridge & freezer. The whole is finished with attractive metro wall tiling and LED cabinet downlights.

What is very attractive to the layout of the apartment is the bedrooms are all to the rear of the property creating a natural barrier between the living and the sleeping areas of the flat. With three bedrooms it also provides a very versatile footprint, with space for a separate home office / study whilst keeping two double bedrooms.

The master bedroom itself is a wonderful size, with a range of high-quality fitted wardrobes by Sharps (Clifton) and access to its own well-appointed fully tiled en-suite shower room. This enjoys an oversize walk-in shower, w.c wash basin and wall-mounted heated towel ladder along with an illuminated "mist free" medicine cabinet.





Bedroom two is equally well-proportioned with a delightful dual-aspect and a fitted linen cupboard also housing the new (2023) Worcester gas boiler.

The third bedroom provides a superb nursery / home office space and has a large shuttered sash window.

Serving both spare bedrooms is a stylish family bathroom, finished a marble effect ceramic tiled floor (with underfloor heating) and glazed herringbone wall tiles. A "his & hers" vanity unit provides sociable wash space and storage with an oversize illuminated "mist-free" medicine cabinet above. In addition there is oversize panelled bath with a feature "bath fill" function and overhead thermostatic Grohe shower (and Grohe taps), a low level w.c, heated towel ladder and opaque sash window for natural light and ventilation.

#### Outside

Outside the property is private residents' only driveway will allocated off-street parking for one vehicle.

#### Services

Mains water, electricity, gas and drains. tado° controlled gas-fired central heating system with TRV fitted to every radiator. Video entry 'phone system.

#### Local Authority

Bristol City Council: Tel: 0117 922 2000. Council Tax Band: D

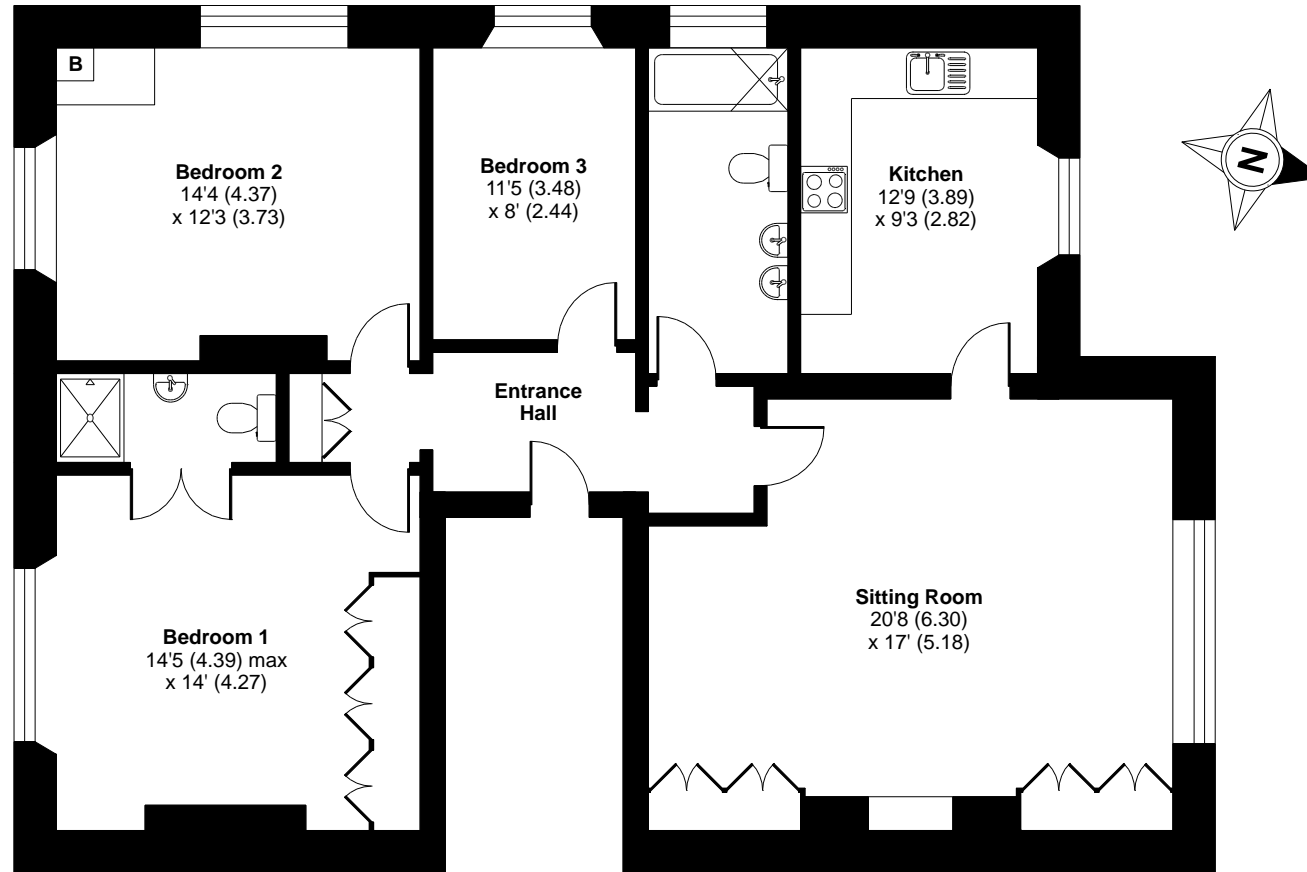
Directions: Postcode: BS6 6XN



# Cambridge Park, Bristol, BS6

Approximate Area = 1169 sq ft / 108.6 sq m

For identification only - Not to scale



FIRST FLOOR



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: 1024658