



First Floor Flat, 103 Pembroke Road

Clifton, BS8 3EE



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A superb light-filled first floor period apartment with three double bedrooms, two bath / shower rooms, lovely views towards Clifton College, an allocated off-street parking space and communal front garden.

Elegant circa 1350 sq. ft three-bedroom first floor apartment | Beautifully refurbished by the current owners | Generous kitchen breakfast room | Elegant sitting room with views to Clifton College | Bedroom One with en-suite shower and walk-in wardrobe | Two further double bedrooms | Separate family room | Useful separate utility room and excellent storage | Allocated off-street parking space | Communal front garden | EPC: E

Situation

Pembroke Road sits centrally to the very best Clifton has to offer; running between The Triangle and The Downs. Within less than one mile lie several of the area's leading private schools (Clifton College, Clifton High School, BGS and QEH) along with The Mall (Clifton Village) for shopping, the Lido Spa, the RWA and The Clifton Triangle.

Access to open countryside is within circa a mile just over the Brunel's Suspension Bridge, with acres of woodland walks in Leigh Woods, Ashton Court and 400 acres or so of The Downs a moments stroll to the north.

Bristol Airport is circa 8 miles away and Bristol Temple Meads Train Station under 3 miles away providing convenient access to London by train and by car, and mainland Europe by air.

For Sale Freehold

103 Pembroke Road is a significant semi-detached townhouse, split generously between four lateral apartments each with a Share of the Freehold.

The first floor flat, which was comprehensively refurbished four years ago, is beautifully proportioned; covering some 1350 sq. ft with a triple aspect flooding each room with light and the rear enjoying open and far reaching views across to Clifton College..







Accessed via a wide communal stair, the flat enjoys a generous entrance hall, with the whole property undergoing a significant refurbishment and redecoration only a few years ago.

Along the rear of the property lies the third bedroom, sitting room and kitchen each with a south-westerly orientation and glorious views.

The kitchen itself is beautifully proportioned, with plenty of room for a dining table and chairs and packed with floor and wall mounted storage. A stone cut worksurface provides plenty of prep space, along with an integrated ceramic hob, BOSCH electric oven and a combi-microwave, integrate fridge & freezer and a dishwasher. A set of three sliding casement windows flood the room with light, and can be fully opened to provide lots of fresh air and ventilation in the warmer summer months.

Adjacent to the kitchen, and accessed via the kitchen itself or entrance hall is a superb sitting room; again flooded with light and enjoying lovely open views.

This space has been very neatly divided, without compromising on space, to provide a hugely versatile third bedroom. This room is a great size also, fitting a double bed and associate furniture, along with space in the window recess for a desk creating a flexi work from home office space.

To the front of the house with a lovely triple sash window is the main bedroom; again flooded with light and enjoying the benefit of a walk-in wardrobe and recently fitted en-suite shower room.

Adjacent to the main bedroom is a charming second bedroom; with a light-filled dual aspect and three-quarter full wall of three double-fronted wardrobes.



Bedrooms two and three are served well by a large family bath and shower room, accessed via six steps down into the bathroom. Again, this room benefits from natural light and is finished with a twin-ended freestanding bath, open walk-in wet-room style shower, sink, w.c and heated towel ladder.

Rather uniquely for an apartment like this, the property also benefits from a sizeable utility room; complete with space and plumbing for a washing machine and dryer as well as additional fitted storage and natural light. This is a great space for storage; overnight bags, sporting equipment and bikes etc.

Overall, this is a superb apartment that has been beautifully crafted and refurbished to create a hugely versatile space for a number of different demographic groups; a perfect first home, pied a terre or comfortable "down size" opportunity.



Outside

103 is approached from Pembroke Road via a wide vehicular entrance and tarmac driveway leading along the side and to the rear of the property, where the first floor flat benefits from a wide allocated off-street parking space.

To the front of the house is a communal garden, laid mostly to lawn and bordered by the property's front wall and an evergreen hedge to provide additional privacy.

Services

Mains water, electricity and drains. Electric hot water and heating system. Ultrafast broadband available.

Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax: Band E

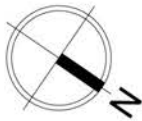
Directions: BS8 3EE

Viewing: Strictly by appointment with Rupert Oliver Property Agents



Pembroke Road, Clifton, Bristol, BS8 3EE

Approx. Gross Internal Area
1344.0 Sq.Ft - 124.9 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure
accuracy of the floor plan all measurements are
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0117 428 6464
home@rupertoliver.co.uk
Somerset House, 18 Canynge Road,
Clifton, Bristol, BS8 3JX
rupertoliver.co.uk



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