



Ground Floor Flat, Oakfield Place, Clifton, Bristol
£275,000

1 bedroom flat for sale | Leasehold

The Property-

Oakfield Place is a delightful one-bedroom flat, situated on the hall floor of a charming Georgian terrace, that exudes both character and elegance. Immaculately maintained and beautifully presented, the property offers a light and airy open-plan living area to the rear, featuring a contemporary, fully fitted kitchen. At the front of the building, you'll find a generously proportioned double bedroom with ample room for a variety of freestanding storage solutions. Completing the accommodation is a modern three-piece bathroom suite, equipped with an electric shower over the bath and heated towel rail.

Location-

Oakfield Place enjoys an enviable location, ideally positioned between the extensive array of amenities offered by both Clifton Village and Whiteladies Road. In addition, the property benefits from being situated almost directly opposite the renowned Clifton Lido spa and restaurant, enhancing its appeal for those seeking both convenience and leisure at their doorstep.

Clifton is a historic and affluent residential area in Bristol, situated just to the west of the city centre. The area is known for its stunning Georgian and Victorian architecture, grand terraces, and elegant squares. Clifton is home to a mix of families, young professionals, and students, and offers a range of amenities such as boutique shops, cafes, restaurants, and bars. The area is also home to several prestigious schools and the University of Bristol, making it a popular choice for academics and students. Clifton is well-connected to the rest of Bristol via public transport and is home to several iconic landmarks such as the Clifton Suspension Bridge and the Clifton Observatory. With its combination of historic charm, upmarket amenities, and cultural attractions, Clifton is a sought-after location for those looking to live in Bristol.

Council Tax Band: B

Tenure: Leasehold (956 years)

Ground Rent: £5 per year

Service Charge: £300 per year

Entrance hall

Kitchen/lounge

15'6 x 12'7 (4.72m x 4.84m)

Bedroom 1

12'8 x 11'7 (3.86m x 3.53m)

Bathroom

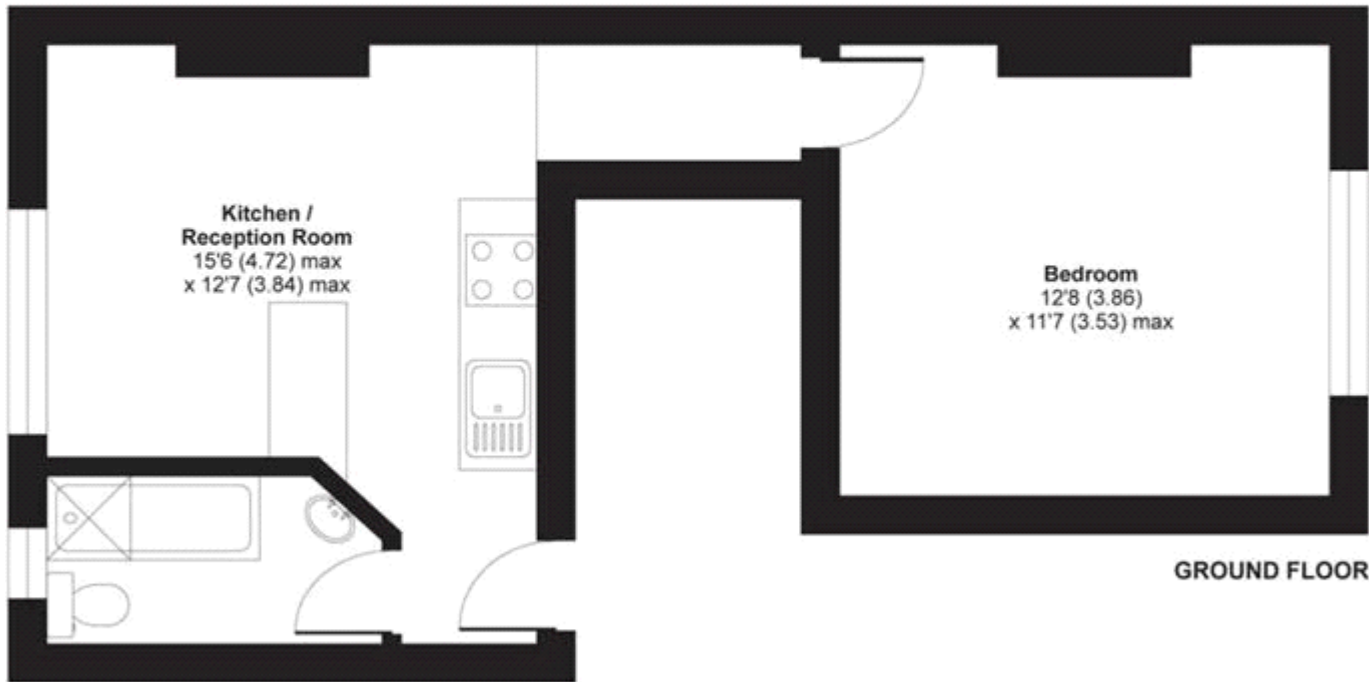
4'4 x 9'0 (1.33m x 2.74m)



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

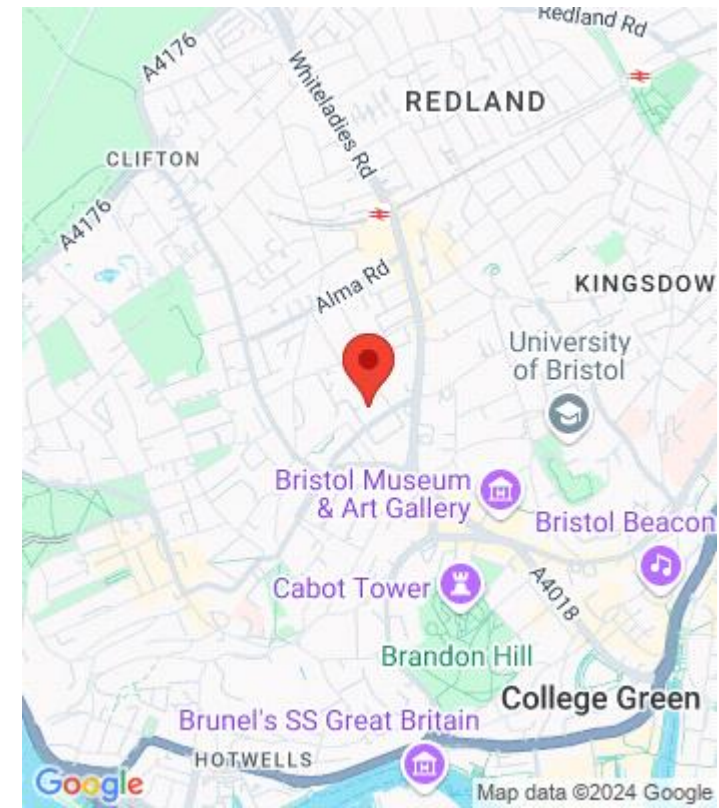
Oakfield Place, Clifton, Bristol, BS8

APPROX. GROSS INTERNAL FLOOR AREA 368 SQ FT 34.1 SQ METRES



GROUND FLOOR

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only

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