



Top floor flat, Ambrose Road, Bristol
£240,000

1 bedroom flat for sale | Leasehold

The Property-

This light and airy one-bedroom top-floor flat offers an inviting blend of character and modern comfort. The spacious living room is bathed in natural light through elegant sash windows that frame impressive views over the iconic Clifton terraces. A feature fireplace and quality laminate flooring add warmth and style to the space. The modern fitted kitchen is well designed and equipped with an integrated slimline dishwasher, fridge, induction hob, electric oven, extractor hood, and worktops, together with cupboards for practical storage. The generously sized double bedroom provides a peaceful retreat, complete with a charming fire feature, laminate flooring, and a double-glazed rear window showcasing far-reaching views across Bristol Harbour. A contemporary shower room finishes the home beautifully, featuring marble-effect wall panelling, a shower cubicle, tiled flooring, sink with mixer tap, WC, double-glazed window, extractor fan, and plumbing for a washing machine.

Location-

Nestled between Clifton and Hotwells, Cliftonwood is one of Bristol's most desirable and picturesque neighbourhoods. Famous for its colourful hillside houses, tranquil streets, and stunning panoramic views across the city and harbour, it perfectly combines character with convenience. Residents enjoy easy access to Clifton Village, with its boutique shops, cafés, and restaurants, as well as the vibrant Harbourside, offering scenic walks, waterside dining, and lively cultural spots. The area also benefits from excellent transport links, local amenities, and a strong sense of community, making it an ideal choice for professionals, couples, and families alike. With its unique charm, beautiful surroundings, and unbeatable location, Cliftonwood remains one of Bristol's most sought-after places to call home.

Council Tax Band: B

Tenure: Leasehold (959 years)

Ground Rent: £0 per year

Service Charge: £2,032.91 per year

Entrance hall

Lounge

14'9 x 12'6 (4.5m x 3.8m)

Kitchen

7'0 x 3'5 (2.1m x 1.0m)

Bedroom 1

12'6 x 9'4 (3.8m x 2.8m)

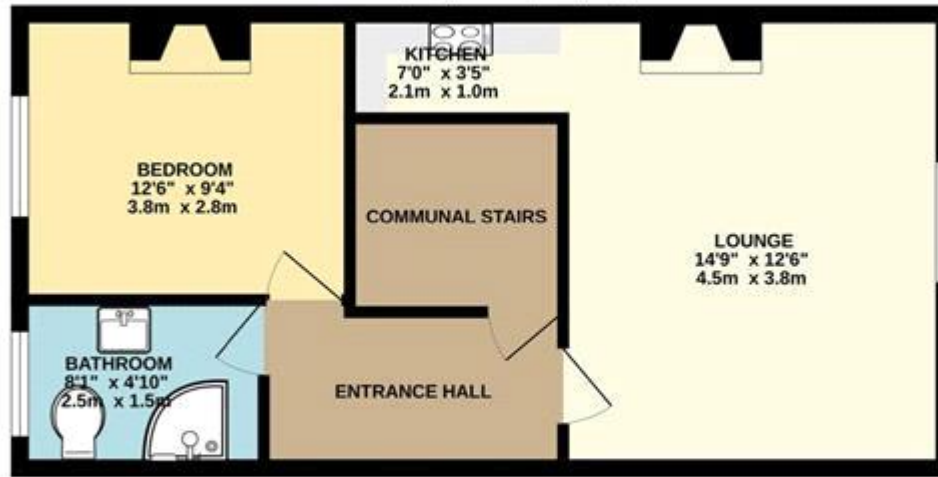
Bathroom

8'1 x 4'10 (2.5m x 1.5m)

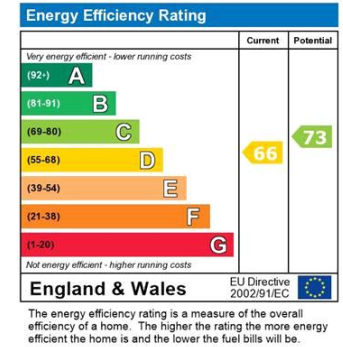


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.

TOP FLOOR
439 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 439 sq.ft. (40.7 sq.m.) approx.
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 Made with floorplan 1/2025



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