



## Apsley Road, Bristol Offers In Excess Of £500,000

2 bedroom flat for sale | Share of Freehold **SSTC**

## The Property-

Spacious and beautifully presented, this bright two double bedroom period flat blends classic character with modern comfort. The impressive living room is generously proportioned. It is complemented by an elegant original fireplace, large sash windows that flood the space with natural light and exquisite cornicing. High ceilings enhance the sense of space and grandeur throughout. The stunning open-plan kitchen and dining area continues the period charm and features a bay window, fireplace, and decorative cornicing while offering modern convenience with an integrated gas hob, oven and extractor hood, a one-and-a-half bowl sink with drainer, dishwasher and a combination boiler.

Both bedrooms are well-proportioned doubles, offering comfortable and versatile living space. The principal bedroom is particularly impressive in scale, featuring a beautiful bay window that fills the room with natural light, alongside high ceilings and elegant cornicing that enhance its period charm. Generously sized, it easily accommodates a bed of any size with ample room remaining for wardrobes and additional furnishings, creating a luxurious and relaxing retreat. The bathroom is equally impressive in scale, offering a spacious and well-appointed setting. It features a separate shower cubicle, a full-sized bathtub, washbasin and WC, all complemented by two windows that allow for excellent natural light and ventilation, creating a bright and refreshing space.

The hallway provides access to all rooms and is finished with wood-effect laminate flooring, complemented by an integrated intercom system. It also benefits from both a convenient store room and a large additional storage space accessed from a drop-down hatch between the two bedrooms with an integrated ladder. At the far end of the hallway, there is a utility area equipped with a sink and plumbing for a washing machine.

## Outside-

The property benefits from access to off-street parking, shared between the other flat owners. To the rear, residents can enjoy a well-maintained communal garden, predominantly laid to lawn. This attractive outdoor space offers a peaceful and private setting, ideal for relaxing, socialising, or enjoying time outdoors away from the bustle of everyday life.

## Location-

Nestled on Apsley Road, this property enjoys a prime location in the heart of Clifton, one of Bristol's most prestigious and desirable neighbourhoods. Known for its stunning period architecture, tree-lined streets, and vibrant local community, Clifton offers a unique blend of charm, convenience, and character. Residents benefit from a wealth of amenities on their doorstep, including independent boutiques, cafés, restaurants, and cultural attractions. The open green spaces of The Downs provide the perfect setting for outdoor leisure, while the iconic Clifton Suspension Bridge is just a short stroll away. Excellent transport links and easy access to the city centre and Harbourside make this location ideal for professionals, families, and anyone seeking a vibrant yet peaceful place to call home. This combination of convenience, lifestyle, and character makes Apsley Road an exceptionally attractive address in Bristol.

Council Tax Band: D (Bristol City Council)

Tenure: Share of Freehold (949 years)

Ground Rent: £0 per year

Service Charge: £1,500 per year

A single parking space that's shared (minimum of one week in four - more if some occupiers don't have a car)

Parking options: Off Street

Garden details: Communal Garden

## Entrance hall

### Living room

18'11 x 15'11 (5.8m x 4.8m)

### Kitchen/diner

16'11 x 14'2 (5.2m x 4.3m)

### Bedroom 1

17'4 x 15'3 (5.3m x 4.7m)

### Bedroom 2

10'10 x 8'11 (3.3m x 2.7m)

### Bathroom

13'10 x 7'8 (4.2m x 2.3m)

### Utility

8'2 x 4'11 (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.

GROUND FLOOR  
1249 sq.ft. (116.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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  
Hopewell  
Hope Chapel House, Hope Chapel Hill, Bristol BS8 4ND  
Tel: 01179 118663 Email: [shortlets@hopewell.co.uk](mailto:shortlets@hopewell.co.uk) Website: [hopewell.co.uk/](http://hopewell.co.uk/)