



SARAH CLARK
PROPERTY CONSULTANTS



118 Pembroke Road, Bristol, BS8 3ER Guide price £345,000

This delightful two double bedroom apartment has recently been refurbished throughout and is now a charming and stylish property just ready for you to move straight in, unpack and relax.

Situated in a great location in Clifton the apartment is a short walk to the boutiques, shops, restaurants and amenities of both Whiteladies Road and Clifton Village. While the beautiful open spaces of Durdham Downs are only a short walk away. Transport links are good with easy access to the bus networks into the city centre and Clifton Down Station is situated only 0.2 miles away.

This beautiful apartment has been tastefully refurbished to make the most of its period charm while updated with all modern conveniences.

The large lounge has two large sash windows to the rear of the property, a decorative fireplace, period coving and warm oak flooring. The stylish kitchen is brand new and has integrated appliances including electric oven and ceramic hob, fridge/freezer and washing machine as well as a good number of storage units.

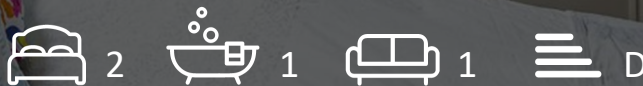
The two double bedrooms are neutrally decorated and carpeted, both have large windows bringing in plenty of natural light. The modern shower room has a bright contemporary feel due to the large windows to both side and rear aspect. There is a large walk-in shower cubicle, wc, basin and towel rail.

This really is a beautifully finished apartment which also benefits from use of the communal garden to the front of the property.

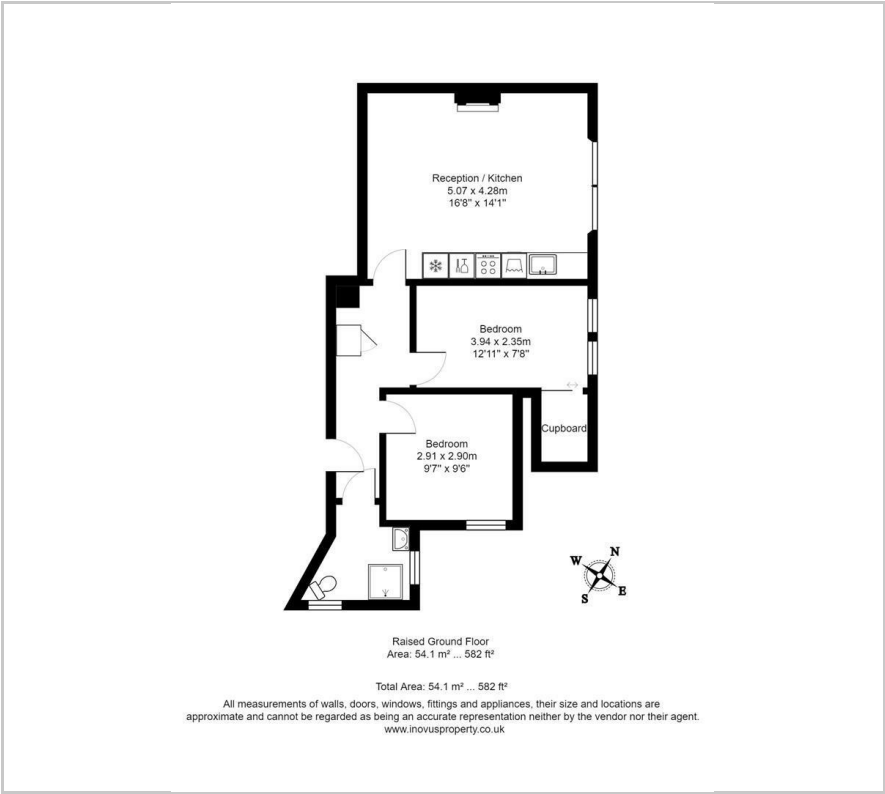
Leasehold with remainder 999 year lease.

Service Charge = £60 pcm.

- Period Features
- Two Double Bedrooms
- Stylish Kitchen
- Modern Shower Room
- Communal Garden
- Great Location



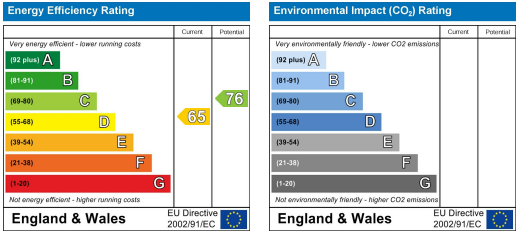
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.