



**SARAH CLARK**  
PROPERTY CONSULTANTS

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PERCIVAL ROAD, BRISTOL, BS8 3LE

This gorgeous 4 bedroom fully furnished apartment is situated in a most sought after area of Clifton and enjoys views over Clifton College playing fields. The location is great for access to Clifton Village with its eclectic array of boutiques, deli's, restaurants and bars. The Redgrave Theatre is almost on your doorstep, the Downs is a short walk away with its green open spaces and there is easy access to Whiteladies Road and Clifton Down railway station.

Beautifully presented the accommodation consists of: a lounge with lovely views over the Clifton College playing field, there is a large fully equipped kitchen with dining table and chairs, two double bedrooms, and two single bedrooms. There is also a family bathroom with bath, wc and basin, a very convenient separate guest loo and separate shower room.

This lovely apartment is fully furnished and available from the beginning of January 2023. It will suit a couple, small family or maximum two sharers.

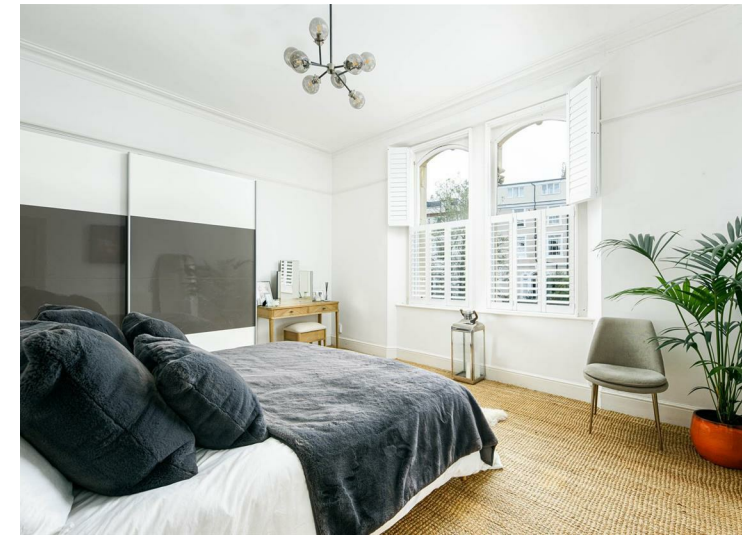
Council Tax Band = E

EPC =D

Rent = £2900

Deposit = £3346

Due to licencing conditions only a maximum of two sharers will be permitted.



## Features

- Available January 2023
- 4 bedroom apartment
- Lovely views over playing fields
- Stylish fully equipped kitchen
- Family bathroom
- Separate shower room
- Suit family, couple or maximum two sharers
- Close to Clifton Village



### **Kitchen/Breakfast Room**

15'0" x 11'5" (4.59 x 3.49)

This stylish kitchen enjoys lovely views across one of the Clifton College playing fields and is fully equipped for the modern family. There is an extensive range of wall and base units, integrated appliances including a Bosch dishwasher, Neff induction hob, Neff twin ovens, wine cooler and American Style Bosch fridge/freezer. This is a lovely room for enjoying meals with family and friends.

### **Lounge**

16'2" x 14'8" (4.95 x 4.49)

Beautifully presented this relaxing room has neutral decoration and enjoys an open aspect with views across the Clifton College playing field.

### **Master Bedroom**

16'2" x 12'9" (4.95 x 3.89)

This beautiful double bedroom is situated at the front of the building and is decorated in modern, neutral tones and is carpeted.

### **Bedroom Two**

15'1" x 8'2" (4.62 x 2.50)

This bright bedroom is situated at the front of the property and has neutral decoration and carpet.

### **Bedroom Three**

12'1" x 7'8" (3.69 x 2.36)

Currently set up as a nursery this can be changed into a single bedroom or study if required.

### **Bedroom Four**

12'1" x 7'1" (3.69 x 2.16)

Currently set up as a study this could be changed into a bedroom if required.

### **Bathroom**

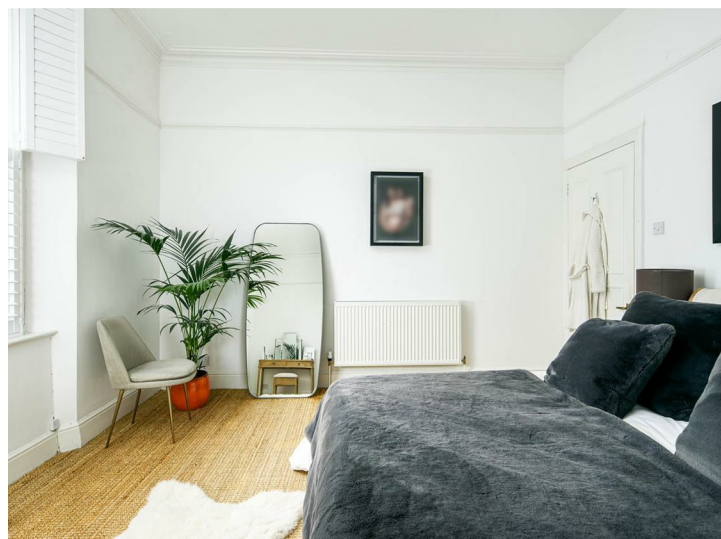
Large bathroom with bath, wc and basin. This room also contains a large utility cupboard housing the washing machine and tumble dryer.

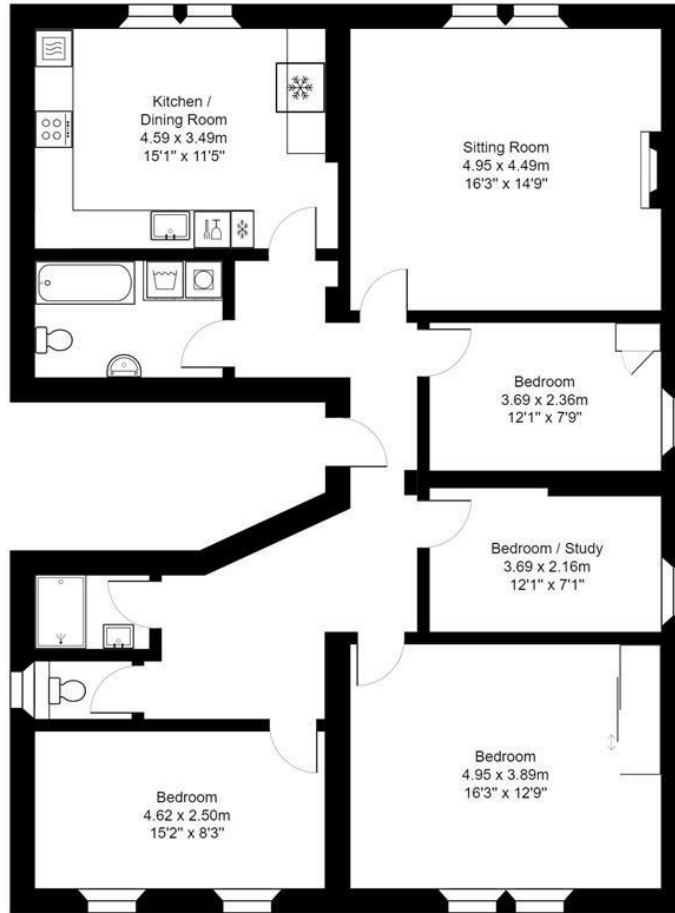
### **Shower Room**

Modern shower room with cubicle and wash basin.

### **Guest Cloakroom**

A very useful guest cloakroom.





First Floor

Total Area: 122.2 m<sup>2</sup> ... 1316 ft<sup>2</sup>

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C			
(5-48) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
		80	
		62	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(65-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.