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FFF 12 |
CLYDE ROAD, BRISTOL, BS6 6RP

Viewing Day Saturday 23rd May - Please call the office to make an appointment. A beautifully presented and spacious two-bedroom period apartment in the heart of sought-after Redland, offering elegant original features, stylish modern finishes, and a lovely aspect facing Napier Road.

Enter via a private hallway with stairs leading to the accommodation, immediately setting the tone for this impressive home. An elegant mirror and statement lighting create a welcoming first impression, hinting at the quality throughout.

The generous lounge features a wide bay window flooding the space with natural light. Period details include a decorative fireplace, ornate coving, and classic panelling, enhancing its timeless charm.

Both bedrooms are well-proportioned doubles. The main bedroom, set to the rear for added peace and privacy, has attractive panelling and a decorative fireplace for a warm, restful retreat. The second bedroom enjoys a bright front aspect with large sash windows, picture rail, and coving, making it perfect as a guest room, second double, or spacious home office.

The modern kitchen is thoughtfully designed to maximise storage and workspace with a stylish range of wall and base units. It's fully equipped with an electric oven, 5-burner gas hob with extractor, integrated dishwasher, washing machine, and space for an American-style fridge freezer—ideal for cooking and entertaining.

The stylish shower room is finished to a high standard with contemporary tiling, a generous walk-in shower with sleek floating glass screen, elegant gold fittings, a modern vanity unit with basin, and WC—combining practical design with boutique-hotel flair.

Residents enjoy access to the pretty and well-maintained private gardens on Clyde Park—a lovely green space to relax outdoors. Ideally located close to all the amenities on Whiteladies Road and Chandos Road, this superb apartment offers the very best of Redland living.



Features

- Stylish Two-Double Bedroom Apartment
- Beautifully Presented Throughout with Quality Finish
- Fully Equipped Modern Kitchen
- Contemporary Shower Room
- Residents Access To Clyde Park Private Gardens
- Close to Amenities on Whiteladies Road and Chandos Road





Hallway

Accessed via its own private hall with stairs leading up to the living areas, this entrance immediately conveys a sense of exclusivity and style. Finished with statement lighting and a feature mirror, it creates a welcoming, well-considered first impression that sets the scene for the rest of the home.

Lounge

13'3" x 16'11" (4.04 x 4.92)

An elegant and spacious living room with a wide bay window providing lovely views over Napier Road. Bathed in natural light, it showcases period charm with its decorative fireplace, detailed coving, and classic wall panelling—offering a refined space for both relaxing and entertaining.

Kitchen

11'1" x 13'10" (3.40 x 4.24)

A contemporary and highly functional kitchen, well laid out with a comprehensive range of wall and base units for maximum storage. It includes quality appliances such as an electric oven, 5-burner gas hob, integrated dishwasher, washing machine, and space for an American-style fridge freezer—making it perfect for cooking and entertaining in style.

Bedroom One

12'4" x 13'10" (3.76 x 4.24)

A spacious and peaceful double bedroom positioned at the rear of the property for added privacy and quiet—ideal for restful nights. Beautiful wall panelling and a decorative fireplace give the room classic character and a touch of period elegance. This inviting retreat is perfectly suited for relaxation at the end of the day.

Bedroom Two

10'2" x 13'11" (3.12 x 4.26)

A bright and airy double room enjoying a front aspect with excellent natural light. Period features include a picture rail and coving, adding traditional charm. Ideal as a comfortable guest bedroom, second double, or spacious home office.

Shower Room

Beautifully finished with contemporary tiling, this stylish shower room features a walk-in enclosure with a sleek floating glass screen, elegant gold fittings for a touch of luxury, a modern vanity unit with basin, and a WC—offering both style and practicality.

Residents Only Garden

Residents benefit from access to the attractive garden on Clyde Park—a well-kept communal outdoor space ideal for unwinding, socialising with neighbours, or enjoying a quiet moment in the fresh air, all in the heart of Redland's desirable setting.

Notes

Lease is remainder of 999 years

Service Charge = £0 - the 3 owners pay for any maintenance as required.

No Ground Rent.

Share of Freehold.

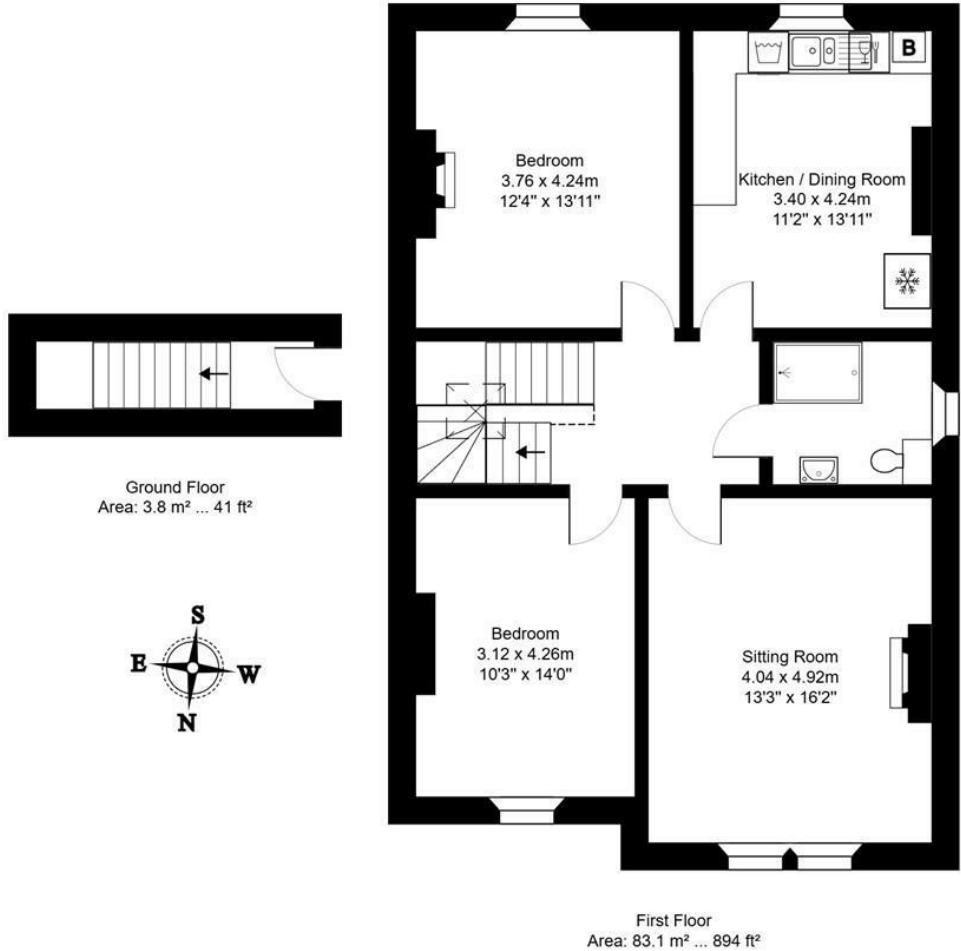
EPC = D

Council Tax = C



TENURE

LEASEHOLD - SHARE OF FREEHOLD



Total Area: 86.9 m² ... 935 ft²

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			
(9-9) D			
(8-8) E			
(7-7) F			
(1-1) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	70

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(12 plus) A			
(11-11) B			
(10-10) C			
(9-9) D			
(8-8) E			
(7-7) F			
(1-1) G			
Not environmentally friendly - higher CO ₂ 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.