



SARAH CLARK
PROPERTY CONSULTANTS

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ARLINGTON VILLAS, BRISTOL, BS8 2ED

Viewing Day Saturday 14th February - please call the office to book an appointment.

This beautiful two double bedroom unfurnished apartment is situated in a great location for all the amenities of both Clifton Village and the Triangle.

This beautifully presented apartment is well laid out and the accommodation includes a large lounge and separate kitchen, two large double bedrooms, small study and family bathroom. There is also plenty of storage space throughout.

The spacious lounge has two windows to the front of the property, a decorative fireplace and working shutters making it a delightful living space. The large kitchen is fully equipped with rangemaster, dishwasher, fridge/freezer, a large pantry and utility cupboard housing the washing machine and tumble dryer.

The two double bedrooms are situated one to the front of the building and one to the rear, both are very good sized rooms. There is a small integral study perfect for those working from home. The family bathroom has modern suite with shower over bath, wc and basin.

Situated opposite the communal gardens of Arlington Villas and close to a wide range of amenities, apartments such as these are rare to market.

Share of Freehold
Service Charge £80 pcm
No Ground Rent
EPC = C
Council Tax Band = D



Features

- No Onward Chain
- Large well presented apartment
- 2 double bedrooms
- Small study
- Well equipped kitchen
- Great Location



Kitchen/Diner

11'4" x 15'6" (3.46 x 4.73)

A large, well-appointed kitchen fitted with a Rangemaster cooker, dishwasher, fridge/freezer, generous pantry and a separate utility cupboard housing a washing machine and tumble dryer.

Sitting Room

15'11" x 15'6" (4.87 x 4.73)

A spacious and elegant living room featuring two front-facing windows, working shutters and a decorative fireplace, creating a bright and inviting space.

Bedroom

11'5" x 15'6" (3.48 x 4.73)

A second spacious double bedroom located to the rear of the property, providing a peaceful and comfortable retreat.

Bedroom

10'0" x 15'6" (3.05 x 4.73)

A generously sized double bedroom positioned at the front of the building, offering excellent proportions and natural light.

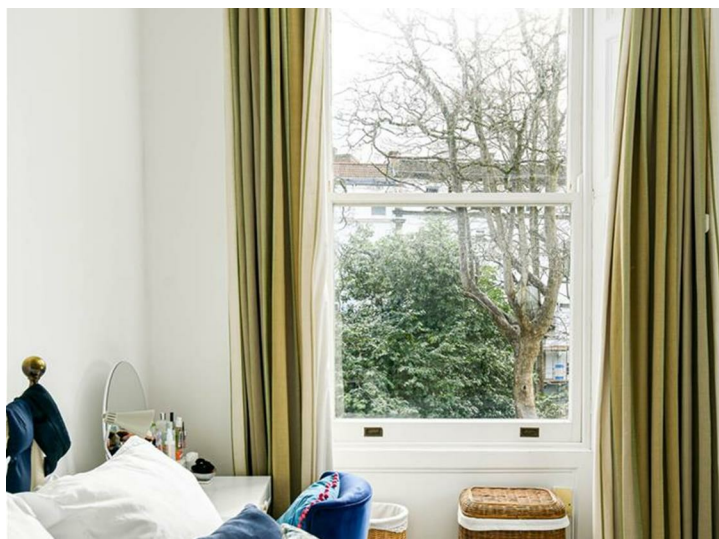
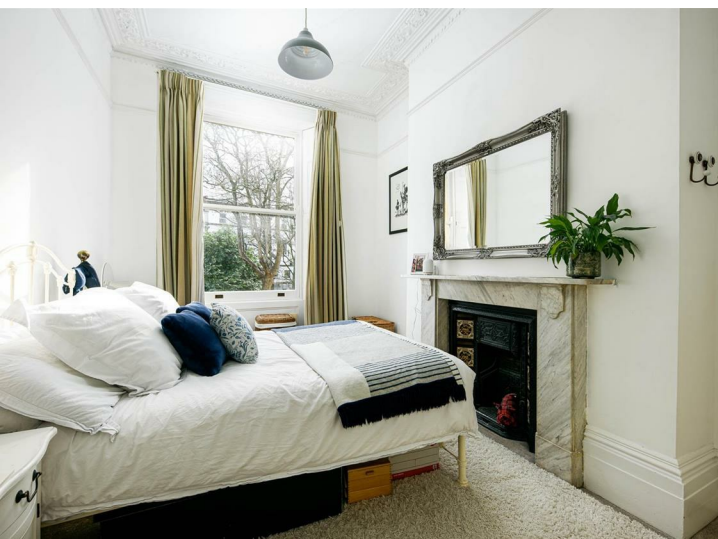
Study

5'6" x 7'6" (1.70 x 2.29)

A useful integral study area, ideal for home working or additional storage.

Bathroom

A modern family bathroom fitted with a contemporary suite comprising a shower over bath, WC and wash basin.



TENURE



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		Environmental Impact (CO ₂) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		84	(92 plus) A				
(81-91) B			(81-91) B				
(69-80) C			(69-80) C				
(55-68) D			(55-68) D				
(39-54) E			(39-54) E				
(21-38) F			(21-38) F				
(1-20) G			(1-20) G				
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		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.**



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