



**Ground Floor Flat, 5 Gloucester Row**  
Clifton, BS8 4AW

**R** RUPERT  
OLIVER  
property agents



## Ground Floor Flat, 5 Gloucester Row

Clifton, BS8 4AW

A beautifully refurbished ground floor, period apartment, finished to a high spec with a south facing garden terrace in Clifton Village.

An outstanding, lateral, Clifton Village apartment recently refurbished throughout to a high standard | Stunning AEG/NEFF kitchen with a large island, breakfast bar and quartz worktops | Open plan living room with a Herringbone floor, open Bath stone fireplace and period features throughout | Substantial master bedroom with double glazed sash windows and an entire wall of integrated wardrobes | Double glazed, dual aspect second bedroom with skylight and a lovely garden outlook | Beautifully refurbished family shower room with walk-in shower and skylight | South facing garden terrace | Share of freehold (current service charge £135 pcm), remainder of 999-year lease | Residents parking | Additional communal storage space in the basement | EPC: D

### Situation

Gloucester Row is ideally located overlooking Christchurch Green to the north, Clifton Village immediately to the south and Whiteladies Road and The Triangle to the east. Brunel's famous Suspension Bridge is a short walk to the west with abundant nearby open green spaces in Ashton Court, Leigh Woods and The Downs.

Clifton Village is celebrated for its numerous independent boutiques, restaurants, and cafés. To the east, The Triangle offers additional amenities, including a Waitrose Express and access to Park Street, home to a variety of well-known shops, bars, and restaurants.

Bristol is regarded as the gateway to the West, with the M5 just over 5 miles away and the M32 only 2 miles to the east. Bristol Temple Meads station, 3 miles away, provides regular trains to London (approximately 1 hour 20 minutes). Bristol Airport, located just over 7 miles to the south, offers access to national and international destinations.

Nearby schooling is excellent, with Christchurch C of E Primary School 0.3 miles away and independent secondary schools, including Clifton College, Clifton High School, Bristol Grammar School (BGS), and Queen Elizabeth's Hospital (QEHS), all within a mile.







## For Sale Freehold

A stunning, ground floor apartment that has been beautifully refurbished and rewired throughout by the current owners and now provides circa 900 square feet of stylish, turnkey accommodation with a delightful south facing garden terrace in the heart of Clifton Village.

The flat has level access from the front door via a well-maintained communal entrance hall. The front door leads into a spacious entrance vestibule with bespoke, ergonomic, push-to-open cupboards on the right providing excellent storage.

A charming arch leads through to a stunning, south facing kitchen living room with a sophisticated off-white colour scheme, herringbone flooring, intricate cornicing, picture rails, defined architraves and contemporary wall and pendant light fittings.

The kitchen is particularly impressive with a substantial navy island and breakfast bar with Quartz worktops and ample, integrated, timber storage below. A four ring AEG induction hob faces into the room providing a wonderfully sociable layout for cooking and entertaining. The remainder of the appliances are integrated and include a Neff oven, fridge and freezer. Further Quartz worktops with upstand run along the wall with an integrated Belfast sink and ample, timber storage below. Elegant Quorn stone backsplash tiling above adds colour and character. A modern wall radiator sits adjacent kicking out heat.

The adjoining, open plan living space is light and airy with high ceilings and a lovely open outlook onto the garden terrace. An open Bath stone, functioning fireplace with mantle and granite hearth provides a charming centrepiece to the room with alcoves on either side. A further arched alcove is ideal for shelving and adds further character.

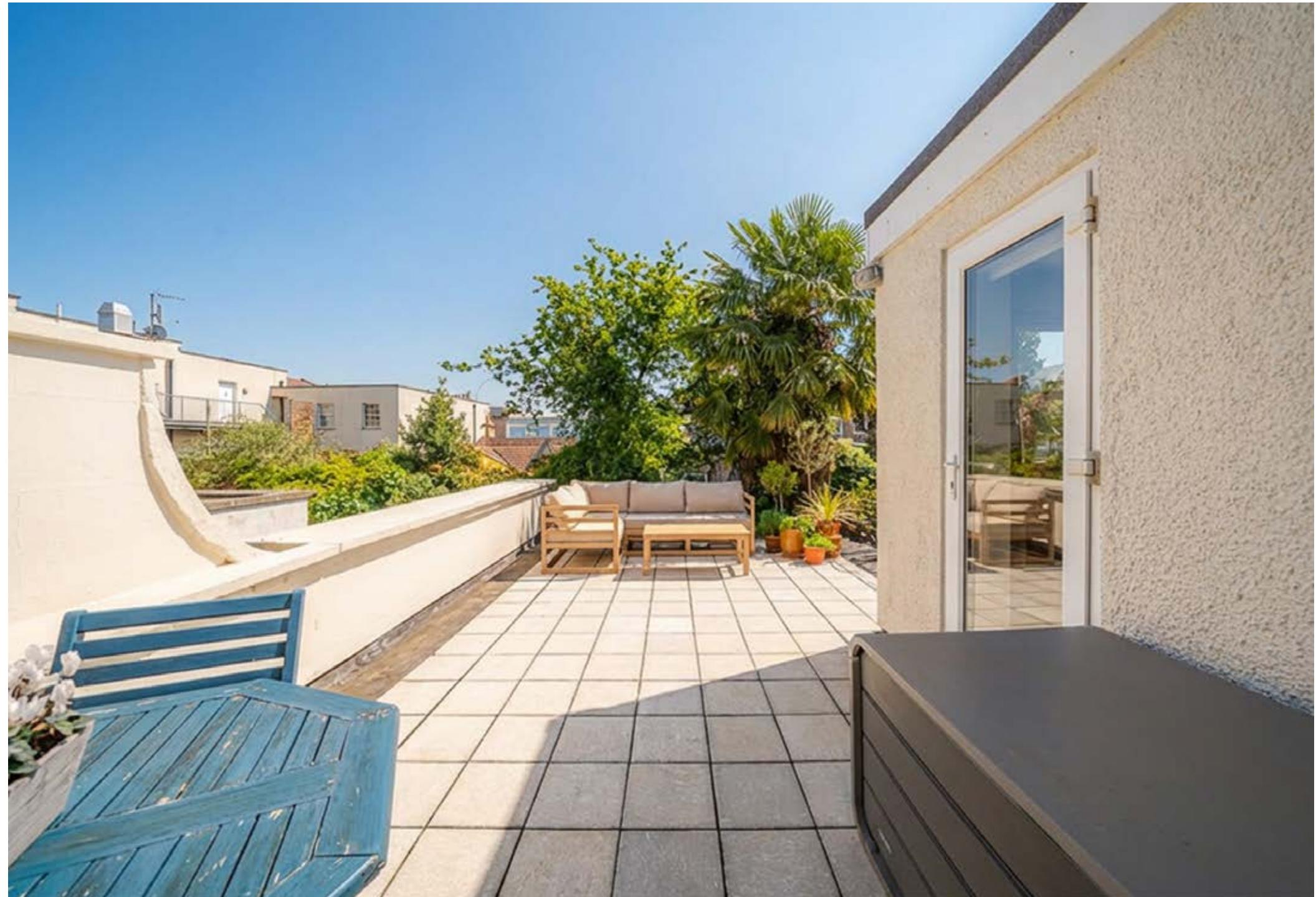
The principal bedroom is substantial and beautifully carpeted throughout with double glazed sash windows with working shutters. Full height wardrobes run the entire length of the far wall providing abundant, integrated storage. There is ample space for a desk if required.

The second bedroom, accessed via a Crittall-style timber glazed French door, is also a double and newly carpeted with a triple aspect and south facing orientation. The spot lighting is new, a skylight with shutters provides abundant natural light and there are lovely views over the garden terrace via double glazed windows.

The family shower room has been recently installed and is fully tiled with a large, walk-in, rain shower, WC, double width wall mounted sink with tiled backsplash, new spot lighting and a skylight providing a dual aspect and abundant natural light. A cupboard houses the boiler and plumbing for washing machine. An additional cupboard provides useful bathroom storage.

There is a large communal storage space located in the basement.





## Outside

Externally, the garden terrace is directly south facing with a lovely open outlook. A spacious patio provides ample space for dining, barbequing, hosting or relaxing al fresco, under the shade of a palm tree with sunshine lasting most of the day during the summer months.

## Services

All main services connected.

## Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax: Band C

## Directions

Post Code: BS8 4AW

## Viewing

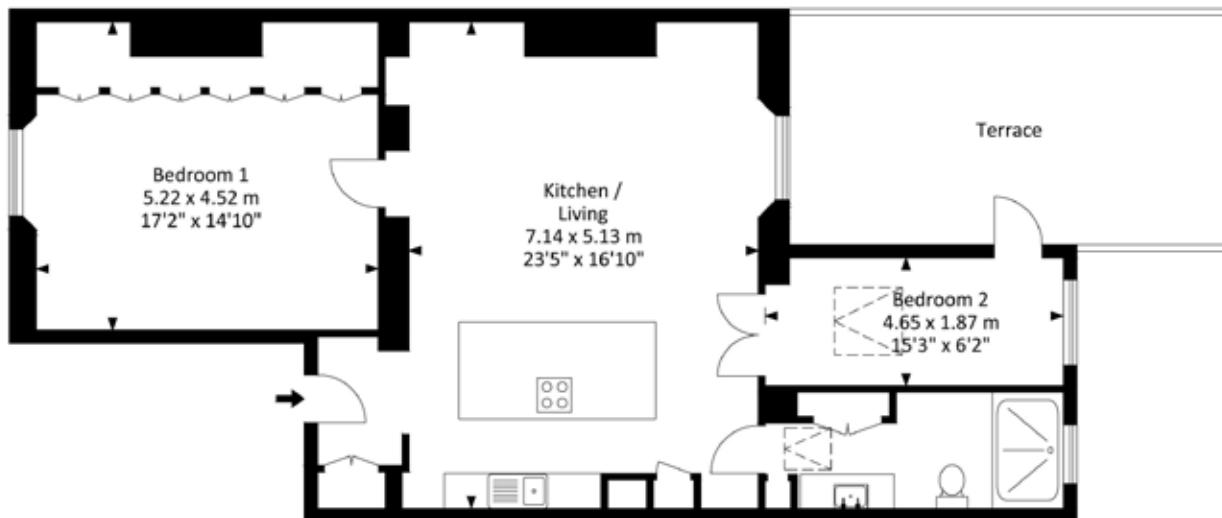
Strictly by appointment with Rupert Oliver Property Agents.



# Gloucester Row, Clifton, Bristol BS8 4AW

Approx. Gross Internal Area

899.5 Sq.Ft - 83.6 Sq.M



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.