



FLAT 1, 62 PEMBROKE ROAD

Clifton, Bristol, BS8 3DX



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A stunning three bedroom period apartment with a superb private rear garden, its own entrance, allocated off-street parking and excellent storage.

DESIRABLE GARDEN APARTMENT WITHIN A GRADE II LISTED ITALIANATE VILLA * BEAUTIFUL PRIVATE REAR GARDEN * FABULOUS SITTING ROOM OVERLOOKING THE REAR GARDEN * WELL-APPOINTED MODERN KITCHEN AND DINING ROOM * THREE BEDROOMS * LUXURY FAMILY BATHROOM * WELCOMING ENTRANCE HALL * PRIVATE PARKING AND VISITOR PARKING * EXTENSIVE STORAGE "WING" WITH UTILITY AND CLOAKROOM * SOUGHT AFTER LOCATION BETWEEN CLIFTON VILLAGE AND WHITELADIES ROAD * IN ALL CIRCA 1700 SQ. FT

Situation

Pembroke Road is a sought-after residential road conveniently situated between Clifton village and the hustle and bustle of Whiteladies Road. Within easy striking distance are numerous cafés, restaurants and boutique shops. Not too far away is the popular Everyman Cinema and the convenience of a large Sainsbury's supermarket.

A little further up Pembroke Road is The Downs, a public open area of circa 400 acres.

Bristol is highly regarded for its educational establishments, and the house is not far from both St. Johns Primary School and Christchurch Primary School (0.6 miles). Clifton College is just across the road (with a respected nursery and Butcombe Prep School) with BGS, QEH, Badminton School for Girls and Clifton High also within easy striking distance.

Bristol is widely regarded as the "gateway to the West" and the M5 is just over 5 miles away, with the M32 2.5 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is just over 3 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 8.6 miles to the south.

For Sale Leasehold

Flat 1, 62 Pembroke Road is a sumptuous and beautifully presented garden flat, arranged over the lower ground floor of a stunning Grade II Listed townhouse, built in the Italianate style and enjoying a honey-coloured dressed Limestone exterior with a front driveway complete with allocated parking, visitor parking and a communal garden.







Steps lead down from the allocated off-street parking space to a private entrance, leading into a useful entrance porch ideal for taking off coats and boots. From here, a glazed door leads into the entrance hall and on into the flat itself.

Over the past 20 years of ownership, the current owner has lovingly refurbished the property, with a comprehensive refurbishment program in 2008 and numerous further improvement ongoing ever since.

Of particular note is the sound insulation between the lower ground floor and ground floor flat above – covering the entire living accommodation of the apartment and a rare feature (given the expense and work involved) of other period apartments.

From the entrance hall, a walnut wooden floor flows into the kitchen and open plan dining room, through into the inner hall and into the light filled sitting room. A high quality finish synonymous with the rest of the apartment.

The kitchen itself is beautifully appointed; with marble worktops, plenty of floor and wall-mounted storage cupboards and integrated appliances including a Siemens dishwasher, electric oven and ceramic hob, an integrated full height fridge / freezer and twin recessed sinks.

The open plan dining space is wonderfully sociable, overlooking the rear from twin casement windows and with enough space for a generous dining table and chairs.

From here, there is access (as well as from the entrance hall) to the delightful sitting room, with its high ceilings, original plasterwork and beautiful period fire-surround with a working coal effect gas fire below. Light floods in from the picture window overlooking the apartment's private rear garden, complete with a glazed door leading outside. The current owner has hard-wired the sitting room for a ceiling mounted projector and cinema screen, with further wiring for surround sound. In addition the room benefits from a three-way lighting system with integrated 5-amp circuit.

Double doors lead into the main bedroom (with additional access from the inner hall) which is beautifully proportioned and also flooded with natural light, with glazed French doors leading out onto the front terrace. The room enjoys high ceilings with ornate ceiling plasterwork and a feature period fireplace with a working gas fire below.





In addition, there are two further bedrooms, with a particularly spacious second bedroom which offers a huge degree of versatility, and dressed currently as a work-from-home office space with enough room still for a king size sofa bed.

All three bedrooms share a wonderfully appointed family bathroom, with a tiled floor and ¾ height Limestone tiled walls. The bathroom is fitted with a three piece white suite including a twin ended panelled bath complete with a thermostatic shower; wall mounted wash basin and a low level w.c. In addition, there is a feature Bisque wall mounted radiator with towel rail and full-width mirror.

Adjacent to the kitchen is a hugely useful storage wing, with vaulted ceilings and plenty of room for all sorts of storage requirements. At present, the space is split between a fitted utility room, separate cloakroom (with a w.c and wash basin) and an inner hall leading to further vaulted storage.

There is access to this from both the front and the rear, with the rear leading around to the apartment's private garden.

Outside

The rear garden has been beautifully landscaped with thought given to space to sit, dine, relax and entertain. To the immediate rear of the house the garden is part-paved with further block-work paving giving a generous amount of space to sit, with a gravel path and deeper gravel terrace giving way to casual seating and sun-catching areas to the rear of the garden.

To the front, the residents of No. 62 have created a beautiful space providing off-street parking for several cars (with an allocated space for Flat 1) off-set by stunning landscaped borders giving seasonal colour and form. To the front of the drive is a hidden communal garden, with an area of lawn and wonderfully mature planted borders.

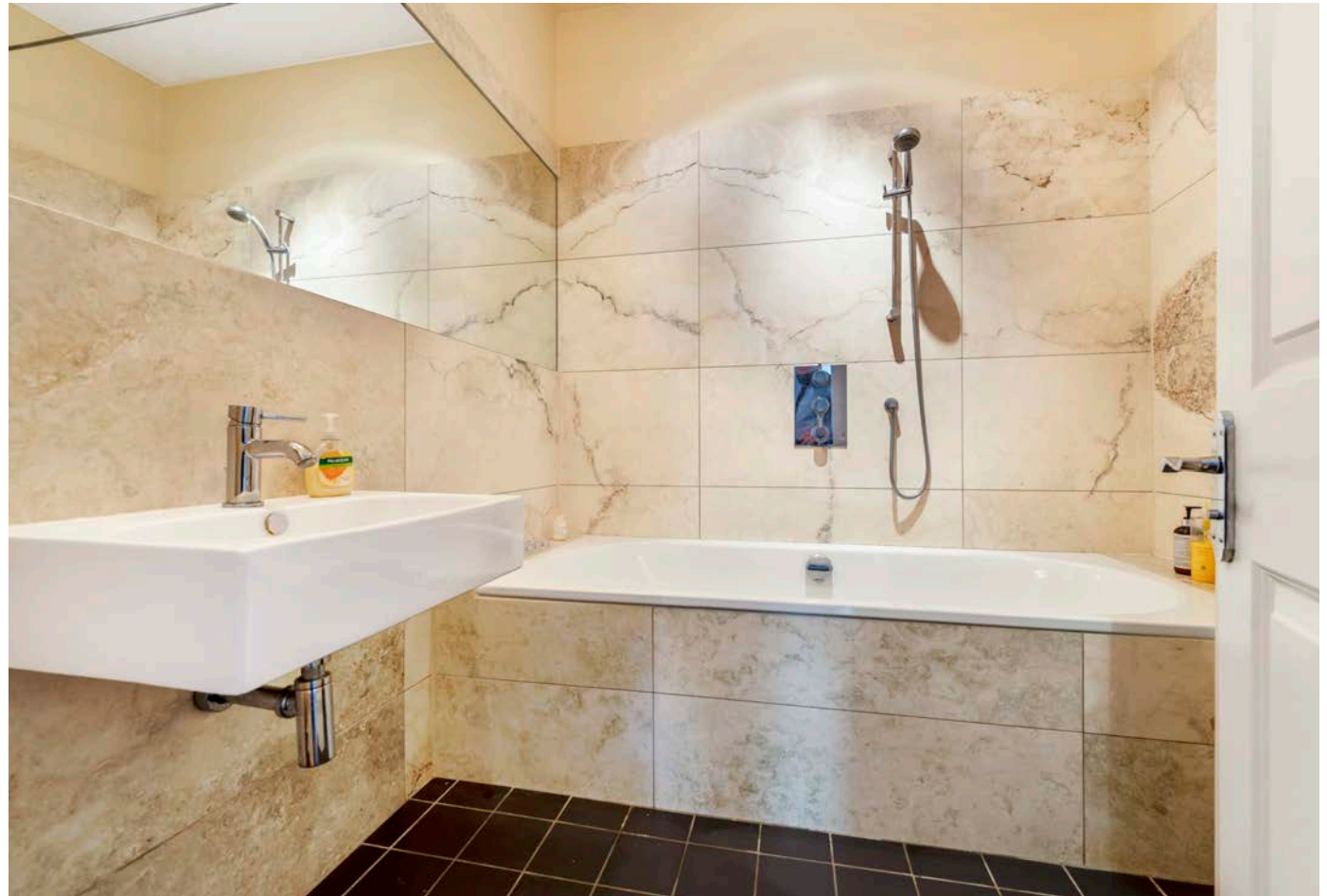
Services

Mains water, electricity, gas and drains. Gas central heating system. Telephone and Fibre Broadband by private arrangement. Council Tax: Band E

Local Authority

Bristol City Council: Tel: 0117 922 2000

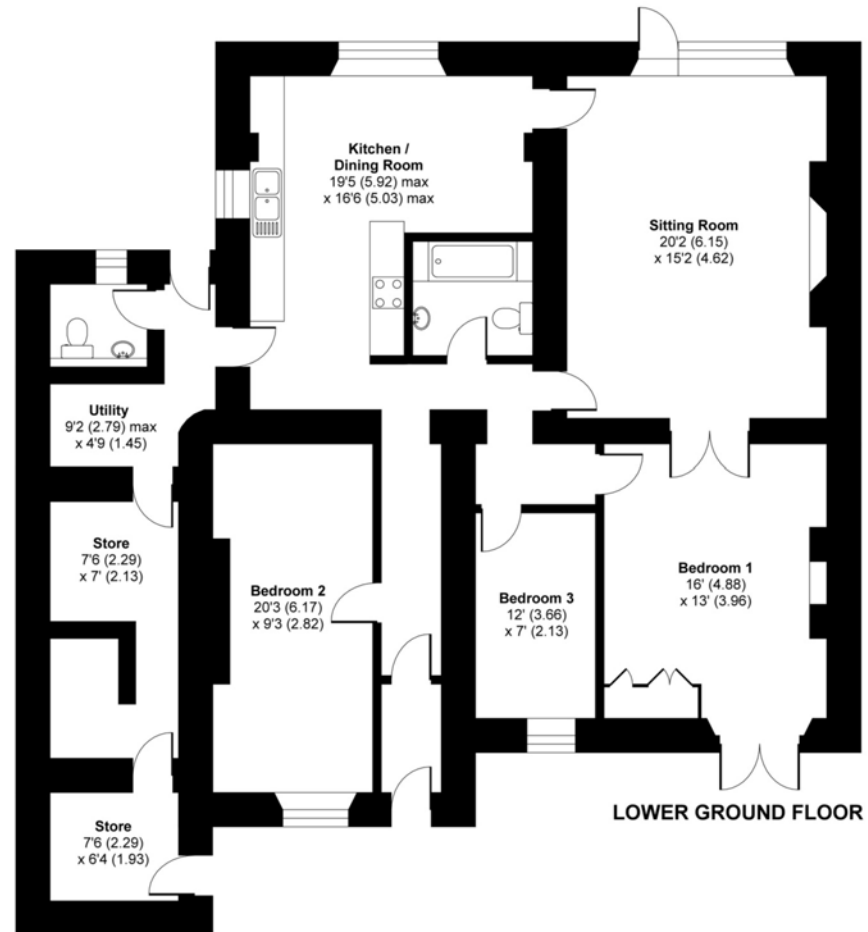
Directions: Postcode: BS8 3DX



Pembroke Road, Clifton, Bristol, BS8

Approximate Area = 1714 sq ft / 159.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Rupert Oliver Property Agents. REF: 741044