



FIRST & SECOND FLOOR FLAT

3 Upper Belgrave Road, Clifton, BS8 3XQ



First & Second Floor Flat

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A rare and exciting opportunity to acquire a fabulous circa 1300 sq. ft duplex apartment with views over The Downs, a sizeable private garden and a single garage.

SUPERB DUPLEX APARTMENT WITH FABULOUS VIEWS OVER THE DOWNS * EXTENSIVE REAR GARDEN WITH PLENTY OF SPACE TO ENTERTAIN * SINGLE GARAGE / WORKSHOP SITUATED TO THE REAR ACCESSED VIA A PRIVATE LANE * LARGE RECEPTION ROOM WITH LOTS OF NATURAL LIGHT AND VIEWS OVER THE DOWNS * SEPARATE KITCHEN / BREAKFAST ROOM * TWO DOUBLE BEDROOMS * SIZEABLE FAMILY BATHROOM WITH A BATH AND WALK-IN SHOWER * SEPARATE SHOWER AND CLOAKROOM * NO ONWARD CHAIN * EPC: D

Situation

Upper Belgrave Road is renowned for its superb views; from the rear across the city and from the front over The Downs, and No. 3 does not disappoint.

The location provides excellent connectivity to Whiteladies Road, Clifton Village, The Downs and west across to Leigh Woods and north to Cribbs Causeway. A perfect location for everything Bristol has to offer. Directly opposite is 400 acres of open public space – perhaps one of the best “front gardens” in the city and a haven for runners, walkers and those looking for access to open space and fresh air.

Clifton village is just over a mile to the south, with its renowned range of independent bars, restaurants and boutique shops; with Whiteladies Road just 0.3 miles to the east boasting eateries such as Bosco Pizzeria and the Spiny Lobster as well as the Everyman Cinema and a further range of independent bars, shops and additional restaurants.

For Sale Leasehold

Almost unique in its situation, the First Floor Flat, 3 Upper Belgrave Road enjoys a fabulous position, over two floors, overlooking The Downs whilst also benefiting from a superb rear garden and a single garage, accessed via a private lane to the rear.

From the front, steps lead up to a handsome front door and communal entrance hall with Minton style Victorian floor tiles, and stairs up to the first floor.







The flat covers the whole of the first and second floor front aspect of the building, encapsulating those superb green views over The Downs.

Immediately off the welcoming entrance hall is a stunning sitting room; with high ceilings rich in period detail, a handsome marble fire-surround with a cast-iron hearth and twin sash windows flooding the room with light and framing the distant views.

Adjacent to this is the well-appointed family kitchen, with an L-shape leading around to a useful breakfast spot and space for a café style table and chairs overlooking The Downs.

The kitchen is stylishly finished with a quartz tiled floor, plenty of floor and wall mounted storage, a fitted utility cupboard, charming feature Moroccan wall tiles, an electric oven and recessed four-ring gas hob along with an integrated fridge / freezer. There is plenty of natural light from the front facing sash window, and a further southerly facing casement window above the sink.

On the first floor lies the principal bedroom with twin sash windows overlooking The Downs and plenty of wall space for storage, along with an architectural arch and detailed ceiling plaster work.

This room enjoys use of a separate shower room, accessed from the hallway, complete with an enclosed shower cubicle with glass tiles, vanity basin, w.c, feature radiator, casement window and Moroccan floor tiles.

The second floor is accessed via a wooden staircase, again flooded with natural light from a casement window on the landing above. There is also access to some limited loft space via a loft hatch accessed from the top landing.

Across the front of the top floor lies the second double bedroom; again overlooking The Downs with a generous pair of sash windows.

On this floor too is a sumptuous bath suite, with a contemporary twin ended bath, oversize walk-in shower, w.c, wash basin and ceramic tiled floor and walls with electric underfloor heating.





Outside

To the rear of the property the apartment has access to and sole use of the majority of the garden. Whilst it must be noted there is communal access to the garages via a side path this could be further screened to give any new owners a higher degree of privacy if required.

The garden itself is laid mostly to lawn and is large enough to catch much of the day's sun. During their ownership the current owners have sensitively landscaped it with mature borders, created a raised paved dining terrace and planted many garden "climbers", herbs, shrubs and trees providing the owners with year 'round colour and form.

To the rear of the garden there is direct access to a garage block, of which the First Floor Flat owns the middle garage. This has bike / pedestrian access to the rear, with vehicular access provided by a private lane off Beaconsfield Road, with shared access amongst a handful of other garage and mews house owners.

The garage is the perfect size for a single car or a workshop and brilliant for securely storing bikes, outdoor and holiday equipment etc. From the rear of the garage there is direct access to the garden and, via a side path, to the front of the house and across onto The Downs.

The private lane has been recently tarmacked for ease of access.

Services

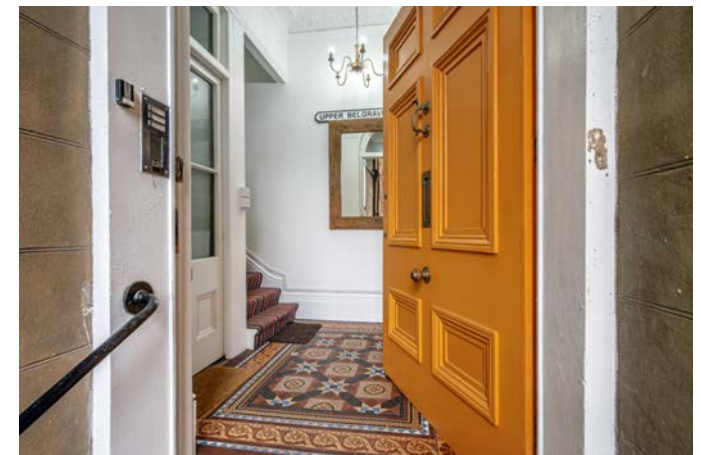
All mains services connected. Gas fired central heating system. Telephone and Fibre Broadband by private arrangement.

Local Authority

Bristol City Council: Tel: 0117 922 2000.

Council Tax: Band D

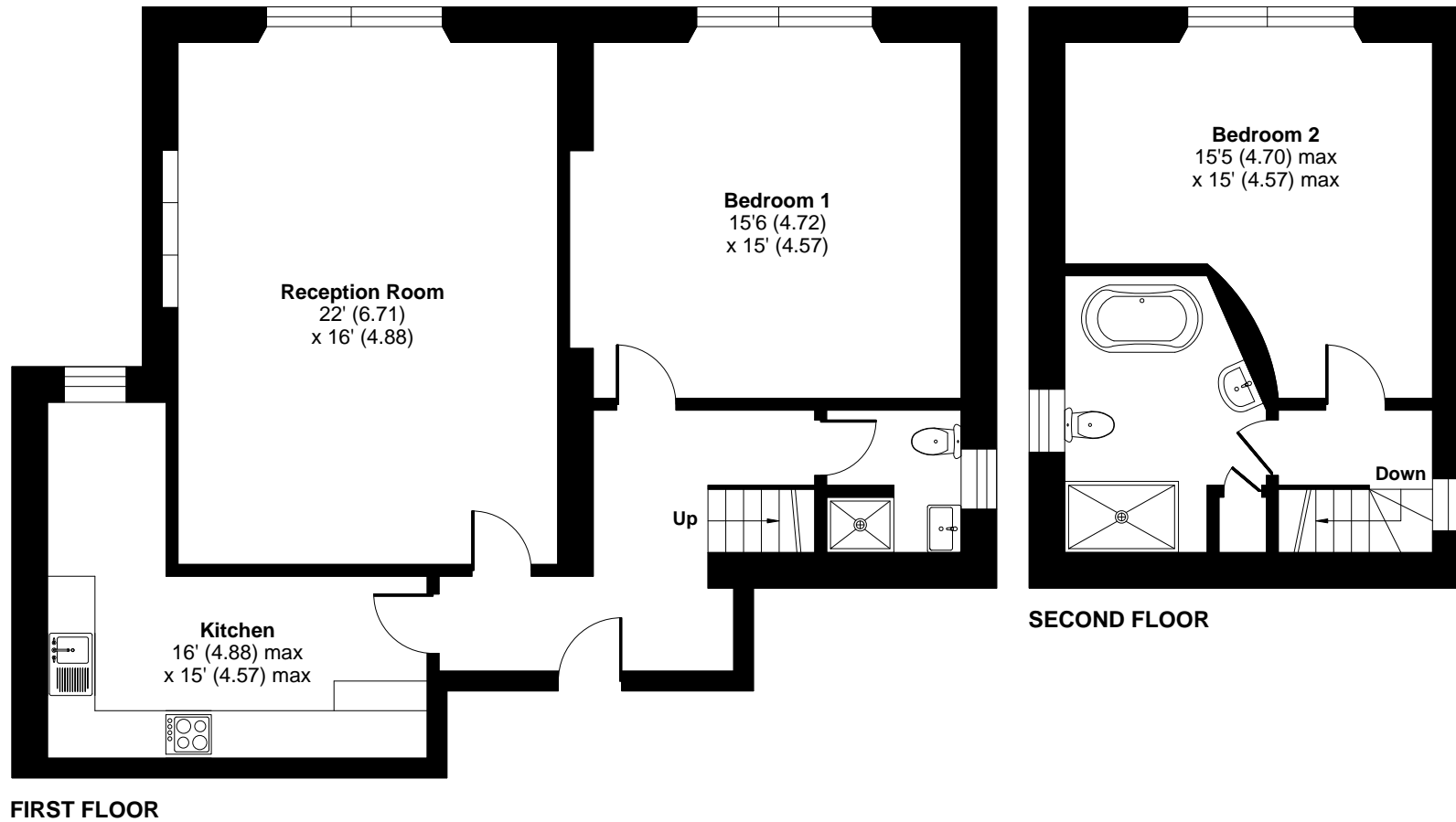
Directions: Postcode: BS8 2XQ



Upper Belgrave Road, Bristol, BS8

Approximate Area = 1307 sq ft / 121.4 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 2023. Produced for Rupert Oliver Property Agents. REF: 1044393