

LLOYD WILLIAMS

— ESTATE AGENTS & PROPERTY FINDERS —



5 HEATHFIELD, THE AVENUE, CLIFTON, BS8 3GH

SUPERB TWO BEDROOM FIRST FLOOR APARTMENT

SUMMARY

- First floor flat
- Dual aspect reception room
- Contemporary fitted kitchen
- Stylish "Core & Ore" bathroom
- Beautifully refurbished
- Well maintained communal gardens
- Gated off-street parking
- Opposite The Downs

SITUATION

Set within one of the most sought after locations in Clifton. Richmond Terrace is well located just a stones throw from the bustling Clifton Village, with its variety, of restaurants, coffee-shops and independent retail outlets. Clifton is steeped with History being home to Isambard Kingdom Brunel's Suspension bridge, just a short walk around the corner and Clifton Durdham Downs with more than 400 acres of open recreational space just a stones throw away. Education nearby includes Clifton College, Badminton, Clifton High and Christchurch Primary School. Local bus services can be found on the doorstep.

DESCRIPTION

A stylish and modern lateral apartment situated within the shell of a period building. Stylishly decorated the apartment provides gated off-street parking a stones throw from Clifton Durdham Downs.

Accessed via the communal entrance hall and stairwell, Flat 5 is situated on the first floor - with its associated benefits of high ceilings, privacy and natural light. The entrance hall leads to each of the bedrooms, as well as the reception room, separate kitchen and bathroom. To the southwest corner lies the elegant reception room; enjoying a south and south west dual aspect it catches much of the day's sunlight, and presents enough space for a dining area. The room is finished with detailed ceiling cornice work, a central ceiling rose and a cast iron feature fireplace. Adjacent is the fabulous kitchen - fitted by Valentino of West Harptree - and finished with a stunning composite concrete worktop. There is an expanse of fitted cupboards, complete with LED track-lighting below, as well as integrated appliances including a dishwasher, washing machine, under-counter fridge and a separate wine fridge. In addition there is of course a fitted oven and a four ring gas hob. The kitchen also houses a combination condenser boiler and is lit by a west facing sash window.

At the other end of the hallway lie two double bedrooms. The master bedroom enjoys a more generous floor space as well as a lovely southerly orientation; however bedroom two is still a generous size, with plenty of room for a double bed leaving plenty of space for a dresser / wardrobes and even a desk if needed to double up as a study. These are served by an exquisite bathroom - supplied by "Core & Ore" of Clifton village - with a contemporary twin ended bath complete with wall mounted integrated taps and a ceiling mounted "rainfall" shower head above. With a beautifully tiled floor and walls, there is a low level w.c, pedestal wash basin and full height heated towel ladder.

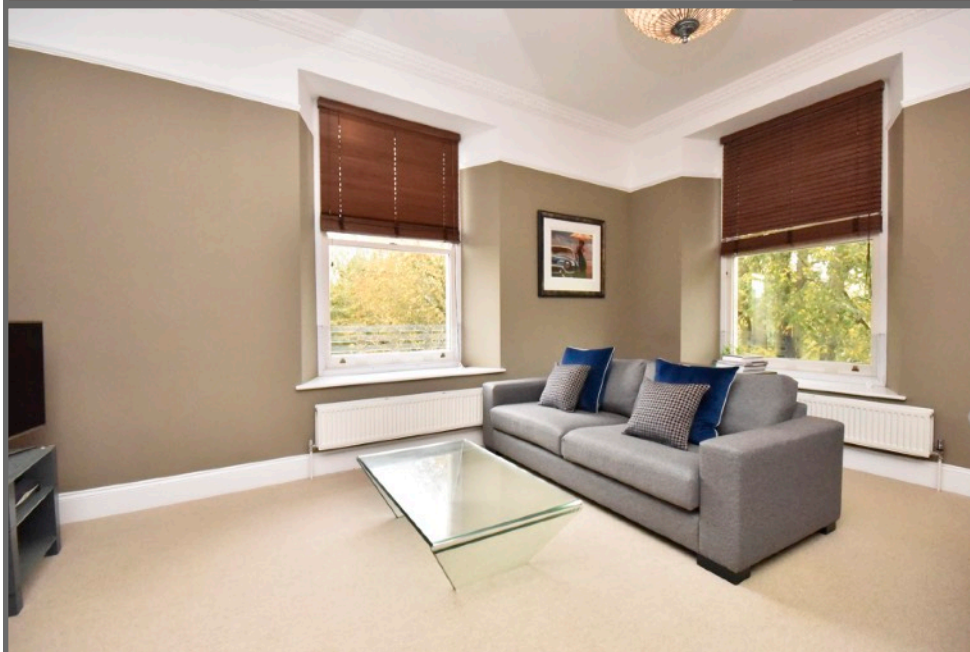
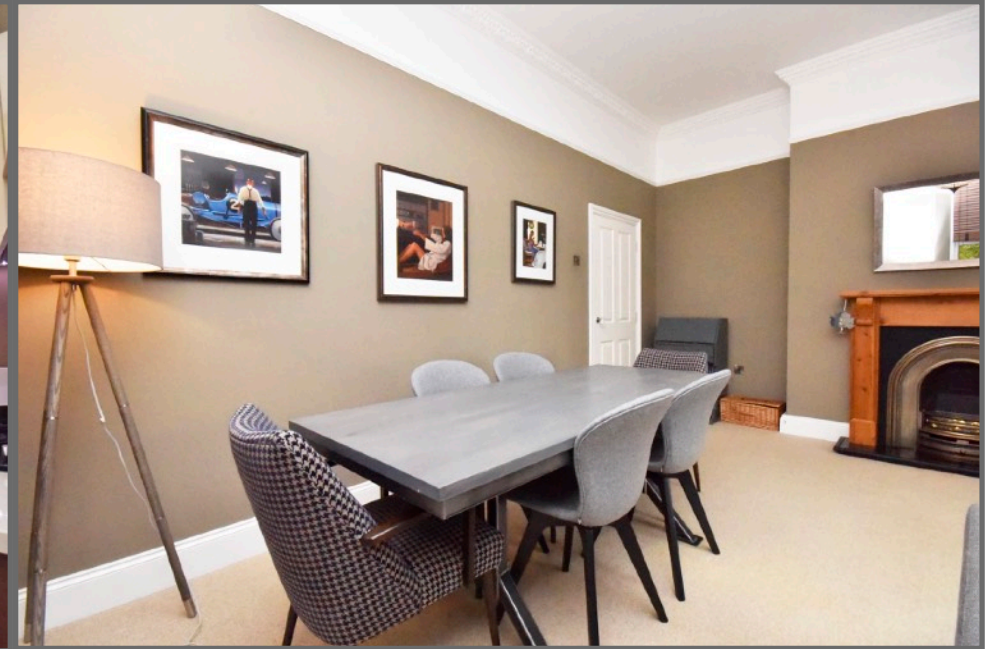
OUTSIDE

Flat 5 has the benefit of an allocated off-street parking space - with a gravelled pedestrian path leading to the building's front door. Residents also have access to a well maintained and sizeable communal garden which is mostly laid to lawn, and enjoys fine views towards the south.

DIRECTIONS

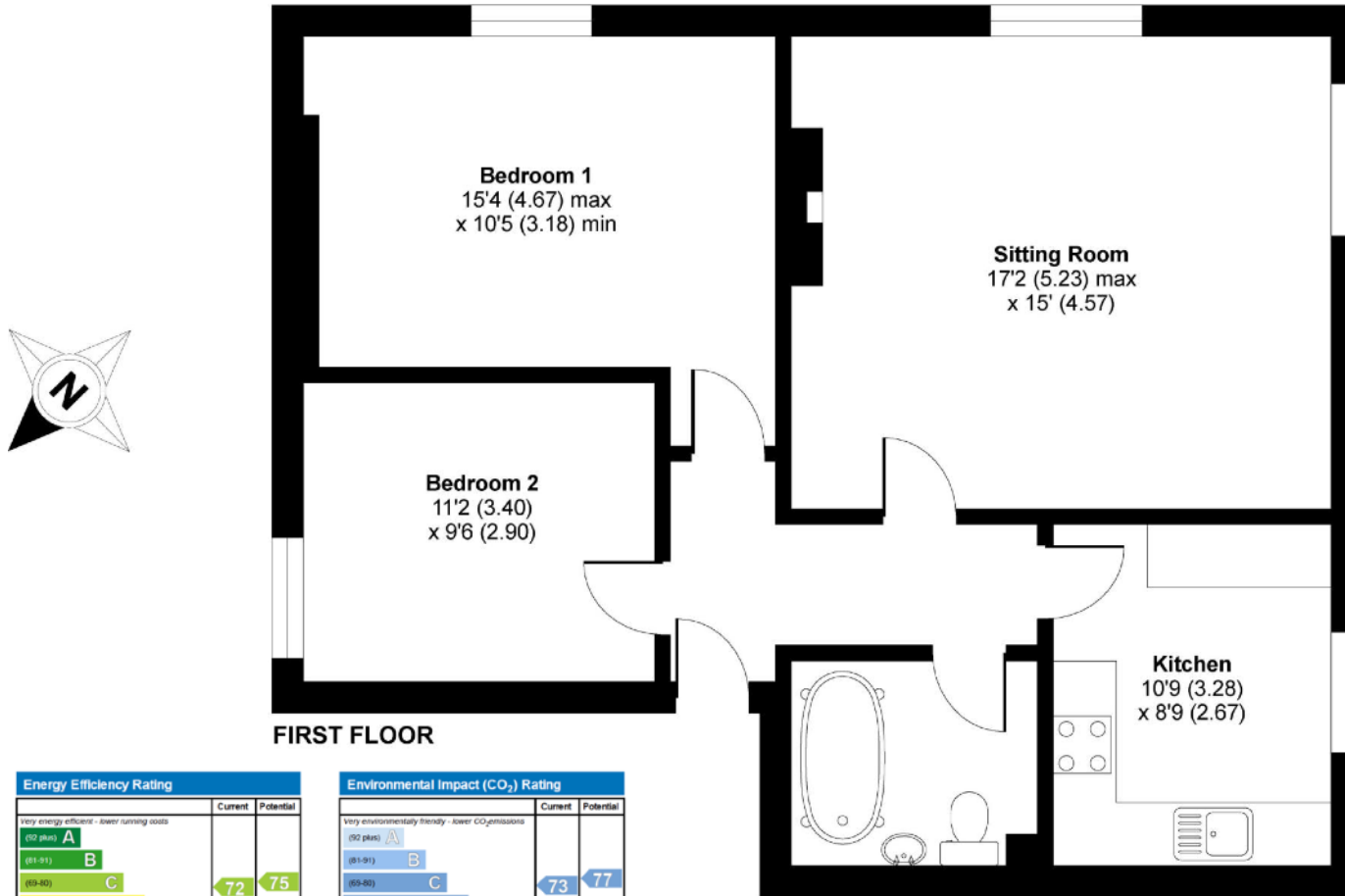
From Lloyd Williams estate agency in Clifton proceed out of Clifton towards Clifton College and down College Road. At the end of the road turn right passing Bristol Zoo on your right hand side taking the next right onto 'The Avenue'.



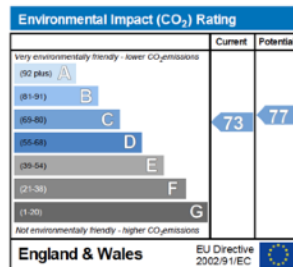
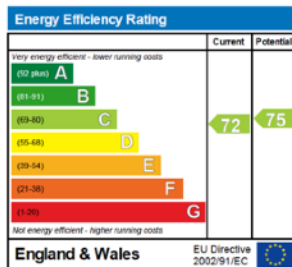


Heathfield, The Avenue, Clifton, Bristol, BS8 3GH

APPROX. GROSS INTERNAL FLOOR AREA 769 SQ FT 71.4 SQ METRES



FIRST FLOOR



LLOYD WILLIAMS, ESTATE AGENTS & PROPERTY FINDERS
69 PRINCESS VICTORIA STREET, CLIFTON VILLAGE, BRISTOL, BS8 4DD
TEL: 0117 9734464 | SALES@LWESTATEAGENTS.CO.UK

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