



Hall Floor Flat, 54 Oakfield Road, Clifton, Bristol, BS8 2BG

**GUIDE PRICE £399,950**



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## PROPERTY OVERVIEW

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An impressive two double bedroom hall floor apartment set within an elegant Victorian building in Clifton, offering exceptional ceiling heights, period detailing, well-balanced accommodation and the rare benefit of an allocated parking space.

From the pavement, a private front entrance leads into the vestibule with ceiling cornice and part glazed door, opening through to a welcoming hallway. The hall features moulded archway, ceiling downlights, radiator and doors to all rooms, with a utility cupboard providing plumbing for a washing machine and housing the hot water tank.

At the front, the stunning open-plan living room and kitchen (17'4" x 16'4" max) enjoys a wide bay with tall sash windows, ornate cornice and ceiling rose. This beautifully proportioned space is flooded with natural light and combines living and dining with a smart fitted kitchen. The kitchen is fitted with Mayflower oak units, under cupboard lighting, rolled edge work surfaces, inset stainless steel sink with mixer tap, four ring AEG gas hob with glass top, AEG electric oven, integral fridge and dishwasher.

The principal bedroom (13'5" x 11'2") sits to the rear, with ceiling cornice, radiator and glazed double doors opening to a small balcony. It has its own en-suite bathroom with a panelled bath and shower over, WC, pedestal wash basin, heated towel rail and tiled surrounds. The second double bedroom (9'8" x 8'3") also has a sash window, radiator, a large built-in wardrobe with shelving/hanging space and houses the gas boiler.

There is also a stylish family shower room with fully tiled cubicle and system-fed shower, WC pedestal wash basin, heated towel rail, tiled floor, downlights and extractor fan.

### Outside

The property benefits from one allocated off-street parking space to the rear, accessed via a private lane.

### Location

Oakfield Road is a highly desirable Clifton address, just moments from Whiteladies Road and The Triangle, with their wide selection of shops, cafés, bars and restaurants. Clifton Village and the open green expanse of Durdham Downs are within easy reach, while the University, BBC and the popular Clifton Lido are also nearby. The location is ideal for access to the Harbourside, City Centre and Temple Meads.

### Lease Information:

Annual Service Charge: £1,350.42

Annual Ground Rent: £200

Length of Lease Remaining: 978 years

N.B. The vendor is connected to Goodchild Estate Agents Ltd.

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## KEY DETAILS

- An Impressive Hall Floor Apartment
- 2 Double Bedrooms (One With En-Suite & Balcony)
- Open Plan Living Room
- Allocated Car Parking Space

Guide Price: £399,950

Tenure: Leasehold

Council Tax Band: C

Local Authority: Bristol City Council

Vendors Onward Position:

No Onward Chain

EPC: C

Viewing: By appointment only



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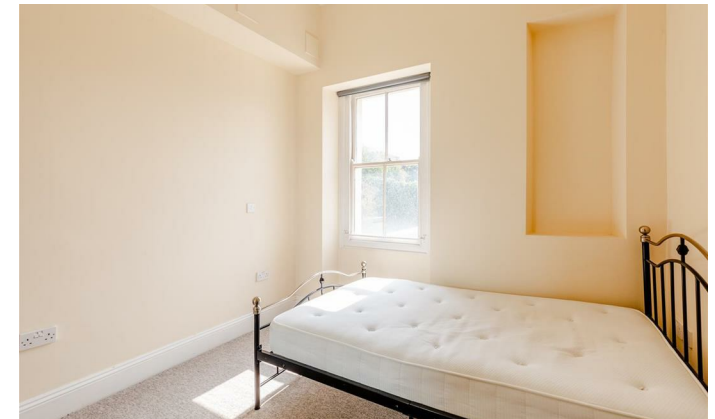
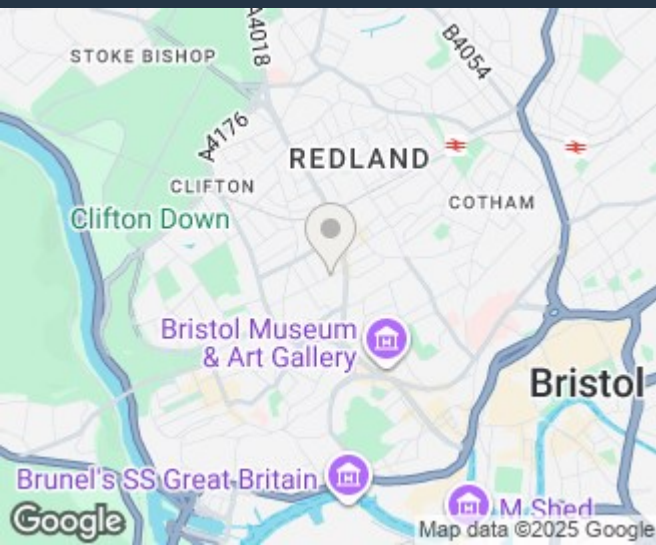
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Total floor area: 75.3 sq.m. (811 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

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If you would like a valuation  
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follow the QR to book online.



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