

LEASEHOLD



Apartment

GROUND FLOOR FLAT, 56 BELLEVUE CRESCENT, CLIFTON, BRISTOL, BS8 4TF

£350,000

FEATURES

- Two Bedroom Apartment
- Excellent Transport Links
- Council Tax: A
- Private Rear Garden
- Located in Clifton Wood
- EPC: C



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2 Bedroom Apartment located in Bristol

Living Room

A bright and spacious living room featuring a traditional fireplace with decorative surround, large mirror and double doors opening onto the garden. The room is finished with fitted carpet, neutral décor and ample natural light.

Bedroom 1

12'0" x 13'4"

A spacious and well-presented main bedroom featuring a decorative fireplace, neutral décor and ample space for a range of bedroom furniture. The room also benefits from a private en-suite shower room.

Ensuite

8'10" x 3'3"

Fitted with a modern shower enclosure, WC and pedestal wash basin, complemented by tiled walls and practical tiled flooring.

Bedroom 2

9'8" x 9'8"

A bright and well-proportioned second bedroom featuring a soft, neutral décor with a feature green wall. The room benefits from a large window, radiator and ample space for a double bed and additional furniture.

Bathroom

6'5" x 5'10"

A well-presented main bathroom with a white three-piece suite, comprising a panelled bath with shower attachment, wash basin and WC. The room is fully tiled and benefits from a skylight, providing natural light.

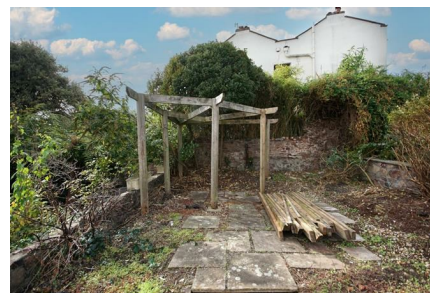
Kitchen

9'8" x 11'10"

A well-proportioned kitchen fitted with a range of wall and base units, contrasting work surfaces and tiled splashbacks. The kitchen includes an integrated oven and gas hob, with space for additional appliances. A glazed rear door provides direct access to the garden.

Garden

A tiered rear garden with a paved seating area, steps leading to a larger upper section and established planting. The garden offers a good degree of outdoor space with a sheltered, private feel.



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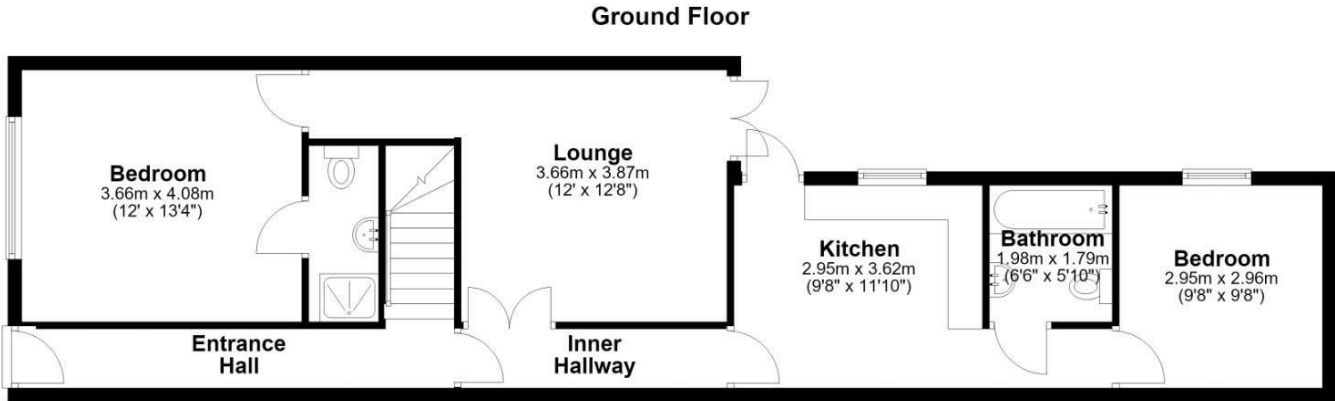
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Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.