

Grange Road  
Clifton  
BS8





**An immaculate 2 bedroom modern apartment with private balconies, lift access and parking.**



*0.2 miles Clifton Village,  
1.0 mile Park Street,  
3.0 miles Temple Meads,  
7.8 miles Bristol Airport, (all  
distances are approximate).*

Services: Gas and mains  
drainage.



### **Grange Road**

18 Grange Road is a beautifully presented lateral modern apartment found on the first floor of this highly desirable residential development in the heart of Clifton.

Enjoying a westerly orientation, a warm and welcoming drawing room creates the perfect place to entertain with doors opening to one of two private balconies which captures the afternoon sun.

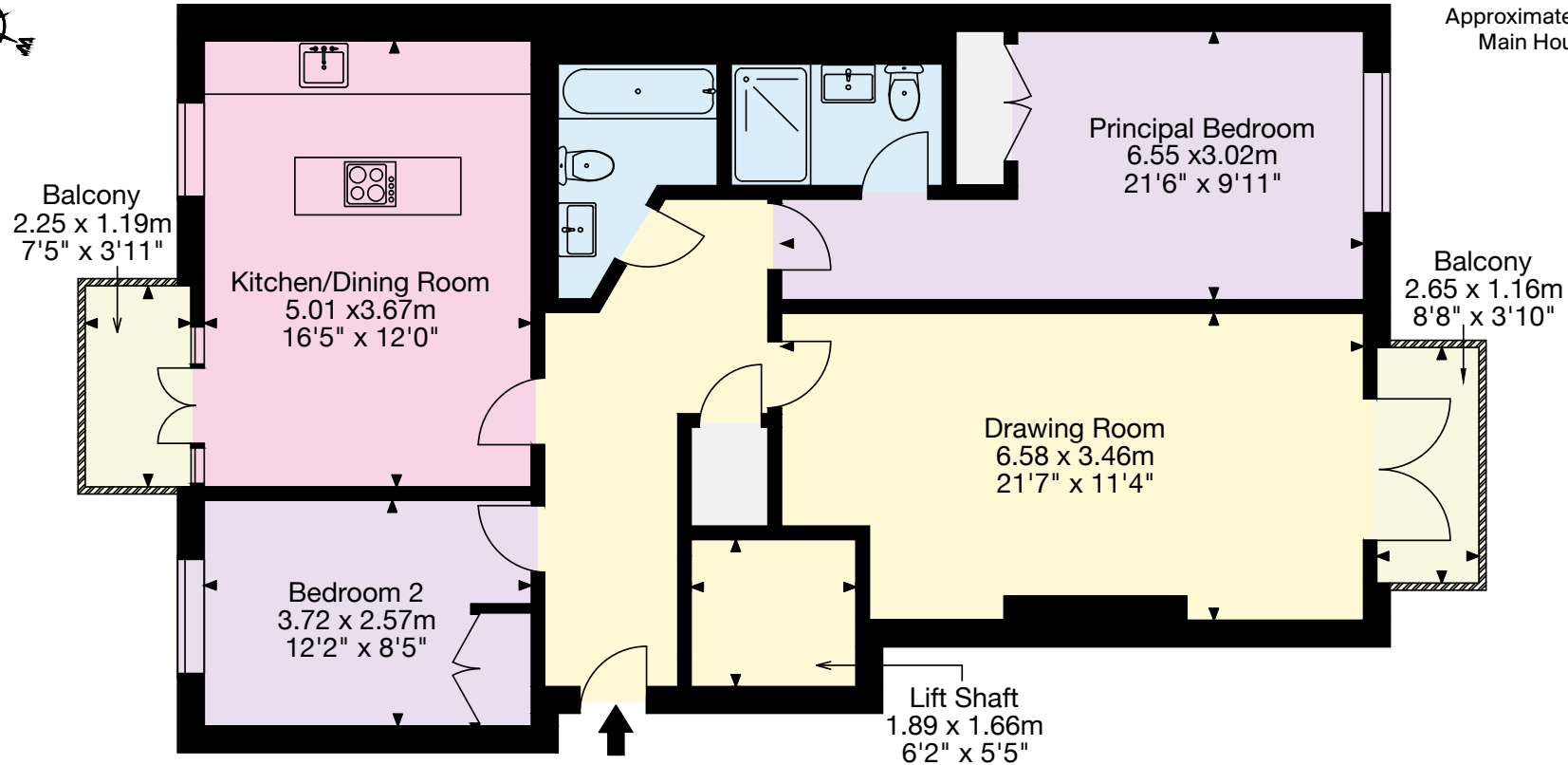


A modern kitchen breakfast and dining area capitalises on the morning sun with a range of integrated appliances, ample storage and double doors opening to an additional balcony.

Completing the accommodation is a generous principal bedroom with tiled en-suite shower room and fitted wardrobe space. A guest bedroom and family bathroom can be accessed from the main hallway.

Found at the rear of the development is a covered parking space for one vehicle.





Approximate Gross Internal Floor Area  
Main House = 91 sq m/983 sq ft

## First Floor

This plan is for guidance only  
and must not be relied upon as  
a statement of fact. Attention is  
drawn to the Important Notice on  
the last page of the Particulars.

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**I would be delighted to tell you more.**

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