



**Grange Road  
Bristol  
BS8**





## A beautifully presented two-bedroom lateral penthouse with lift access, sun terrace and a double garage.



*Clifton Village 0.1 miles, Park Street 0.9 miles, Temple Meads 3.5 miles, Bristol Airport 8.5 miles (all distances are approximate).*

Services: Mains gas and drainage



This penthouse at Grange Road is a most impressive lateral apartment found on the top floor of this hugely popular residential development in the heart of Clifton village. The accommodation enjoys a high degree of natural light and storage with lift access.

A particular feature is the stunning living room/dining room which is near fully glazed to one side. With a spacious footprint, there is ample space to entertain and relax with glazed doors opening to a private sun terrace.

A bespoke kitchen offers a range of integrated appliances and ample storage, with space for a breakfast table.

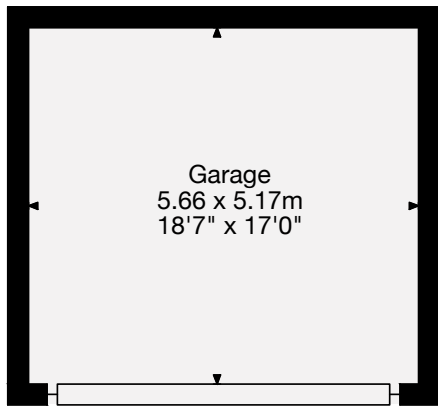


From a spacious inner hallway, there are two well-proportioned bedrooms, each with an attractive outlook and ample wardrobe space. Both bedrooms have luxurious en-suite bathrooms. Completing the accommodation, there is further storage and a useful WC.

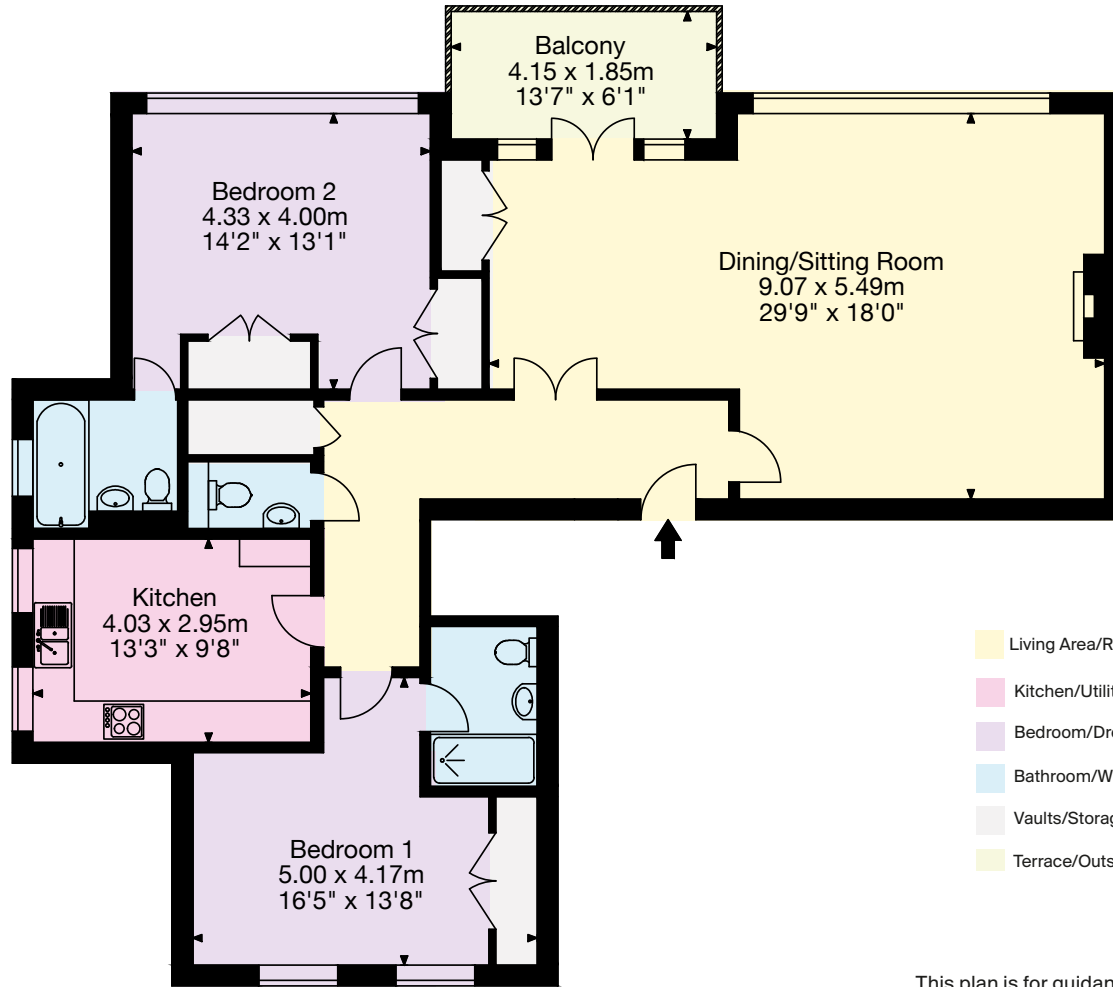
Coupled with a west-facing private balcony, the penthouse has sole use of a private double garage.



Approximate Gross Internal Floor Area  
 Main House = 112 sq m/1,205 sq ft  
 Garage = 29 sq m/312 sq ft  
 Total Area = 141 sq m/1,517 sq ft



Garage



Top Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

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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