

A photograph of a three-story terraced house in Clifton, Bristol. The house is made of light-colored stone or plaster and features a prominent bay window on the second floor. The ground floor has a dark door with a small porch supported by columns. The house is surrounded by a garden with a black metal fence and a green trash bin. In the background, other houses and a blue sky with light clouds are visible.

Arlington Villas, Clifton, Bristol

An exceptional two bedroom garden apartment with additional study in a highly convenient location.

Location

Arlington Villas is a highly sought-after residential road comprising of handsome period townhouses overlooking Arlington Gardens. Local high-quality amenities include the independent shops and delis of Clifton Village, with the vibrant Park Street and Whiteladies Road just a short walk away. Close by there are multiple outstanding children's nurseries and superb primary and secondary schools in both private and state sectors.

Description

Measuring over 1300 ft.² and accessed via a private entrance, the accommodation is both flexible and full of natural light. From a large and welcoming entrance hall, there are two principal entertaining spaces to the front and rear. A generous dual aspect sitting room is west facing and enjoys the afternoon sun, made cosy with a gas log effect feature fireplace.

Overlooking the front courtyard gardens is an attractive bespoke kitchen breakfast room which is large enough to afford a central island and separate dining area. The kitchen is complimented with ample storage space.

The principal bedroom overlooks the rear gardens with the added luxury of a fitted dressing room and tiled en suite shower room. The guest bedroom is found to the side elevation, serviced by a tiled guest shower room.

From the private front courtyard, there is an additional large study which offers a great space for multiple uses such as entertaining, working and fitness. There are also two vaulted storage areas.

Outside, there are private courtyard gardens to the front which can be accessed directly from the kitchen. At the rear, there is a sunny walled patio garden with established flowering shrubbery.

To note, opposite Arlington Villas there are Arlington Gardens which is enjoyed by local residents, combining large areas of level lawn, mature specimen trees and flowering shrubbery.

Property information

Ground Rent: Peppercorn

Tenure: Share of freehold

Local Authority: Bristol City Council

Service Charge: £1,800 per annum

Council Tax Band: D



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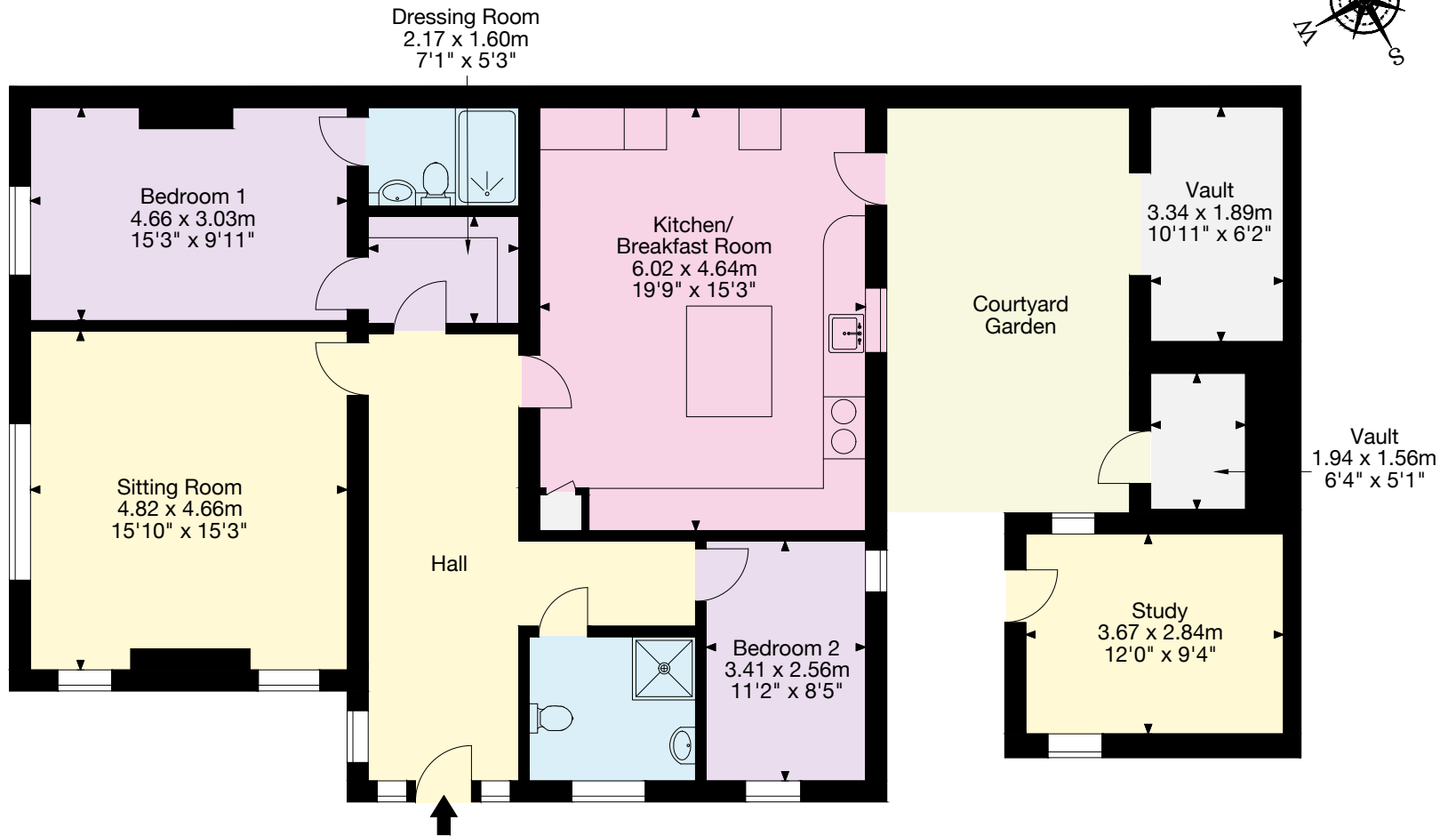
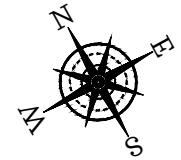


EPC



Approximate Gross Internal Floor Area = 127 sq m / 1,367 sq ft

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 text of the Particulars.



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Lower Ground Floor



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Particulars dated May 2023. Photographs and videos dated May 2023.

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