



| Oakfield Court | Guide Price £450,000

leese & nagle 

Apartment 7 Oakfield Court, Oakfield Road, Clifton, Bristol, BS8 2BD

- Stunning Church Conversion
- No Onward Chain
- An Abundance of Character Features
- Just off of Whiteladies Road
- Allocated Parking
- Open Plan Living Space

Converted to an exceptional standard in 2016, Oakfield Court is just a stone's throw from Whiteladies Road and only 0.7 Miles from the centre of the Bustling Clifton Village. Set on the first floor the apartment makes the very best of the cathedral style windows and high ceilings, whilst maintaining a sense of calm and tranquillity.

An imposing side entrance securely opens into the communal hall with stairs rising to the first floor. Upon entering the sense of character and grandeur is evident to see, with its impressive stone archway and solid wooden flooring. Doors open into the principal bedroom, living space, family bathroom and utility cupboard housing the boiler and provisions for a washing machine.

A spectacular open plan space, the living room is finished to an impeccable standard with solid wood flooring, inset spotlights and restored stone arched window. Fitted with a range of matching wall and base units the modern kitchen has a sleek matt grey finish with low profile Corian work surface over. All appliances are built in with an eye level "Siemens" double oven, Fridge freezer and dishwasher. Open plan to the kitchen the living room is perfectly zoned and has space for a large dining table and comfortable lounge area. A door also provides access to Bedroom Two.





The principal bedroom is a fantastic size double bedroom flooded with light from the stone arched window, whilst the imposing stone arch gives a real sense of character. There is also ample space for a range of storage facilities. Another great sized double, bedroom two also benefits from a stone arch window to the front and ample space for storage. Showing the perfect mix between original character and modern finish, the bathroom is fully tiled with large grey porcelain wall and floor tiles, whilst the stone arch echo's back to the original building. Fitted with a three-piece suite comprising; low level WC modern floating sink and bath with shower over and glass screen.

Externally the property has one allocated off-street parking space (space 7).

Heating is via electric heaters. New carpets & redecoration to communal areas scheduled for March 2025.

Additional information;

Lease length 999 years from 01.01.2015

Ground rent £278.43 (rises in line with Retail Price Index RPI on 5 yearly review).

Service charge £2357.02 per annum (£196.42 monthly). Subject to change as costs dictate.

Block is professionally managed by Easton Bevins on behalf of flat owners led management company.

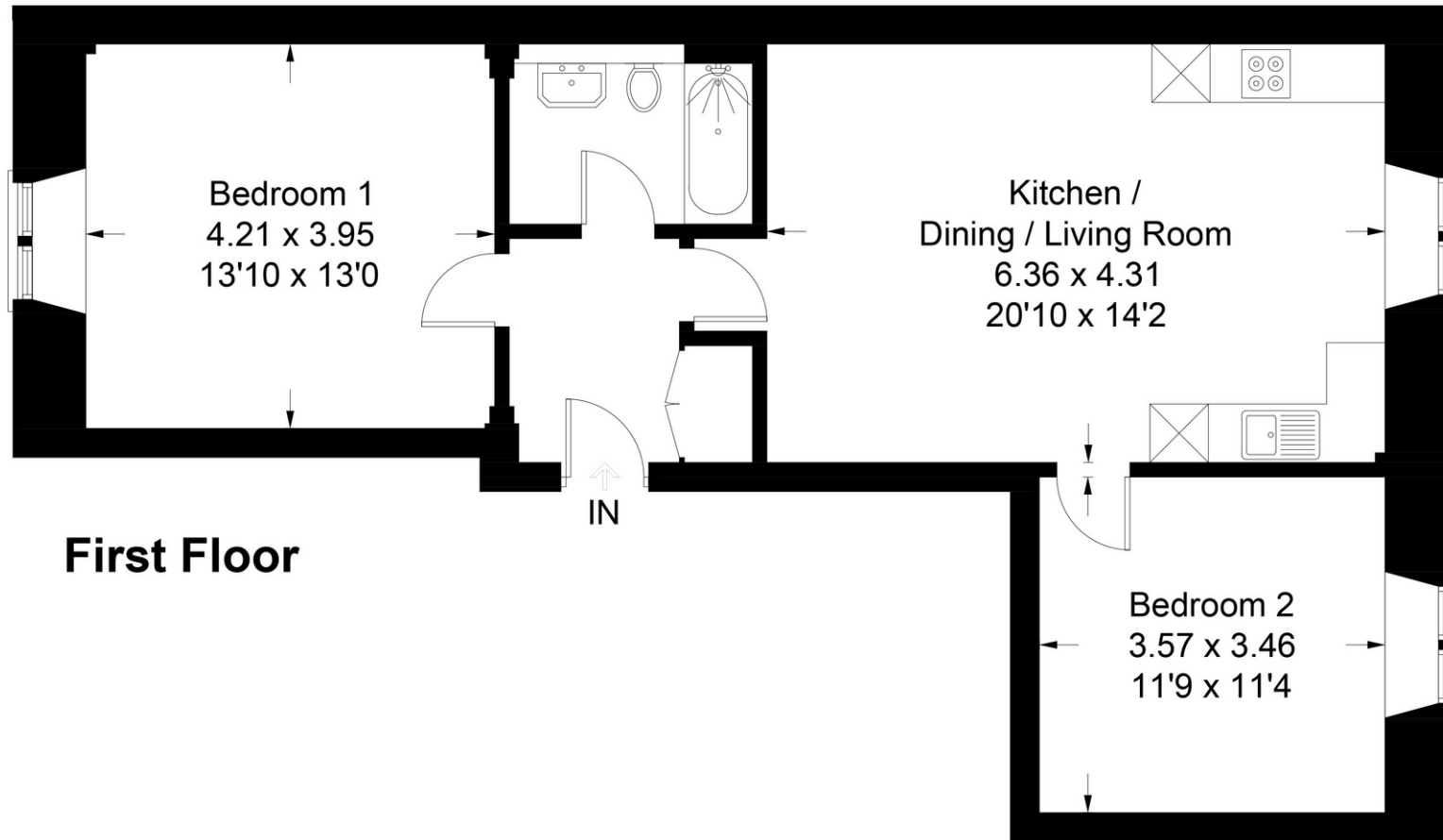


**Energy Performance Certificate
Rating E**



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Approximate Gross Internal Area = 68.8 sq m / 740 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID905020)



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