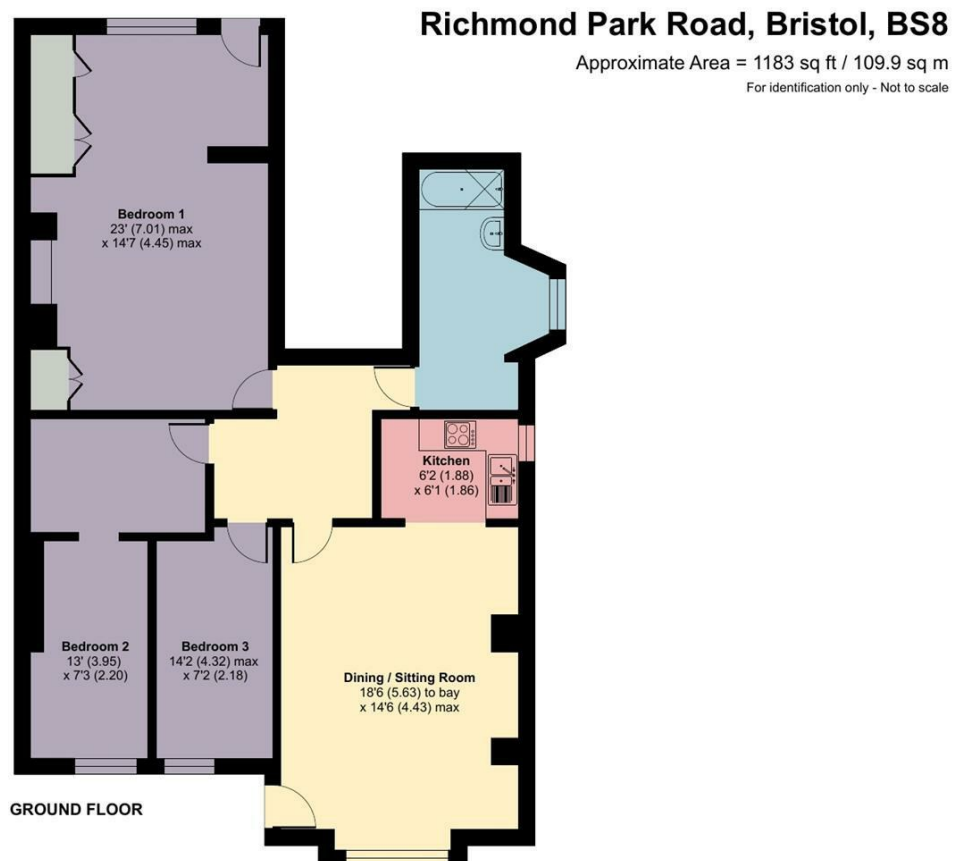


FLOOR PLAN



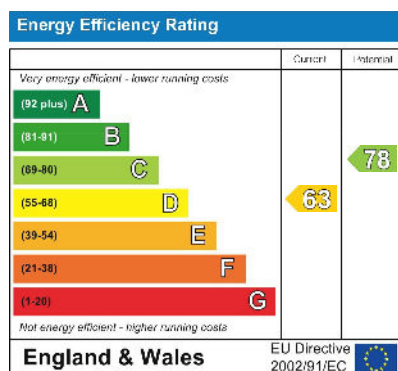
3, Richmond Park Road, Bristol, BS8 3AS
3 Bedroom Apartment - Garden
Guide price **£465,000**

- A charming Grade II Listed garden
- Living room opening into the kitchen area
- Principal bedroom with access to rear garden, two further bedrooms, bathroom
- Perfectly situated within easy reach of Clifton village, permit on street parking
- Private access via a pretty courtyard, level garden to the rear
- Leasehold. EPC rating D. Council tax band D

DETAILS
A superbly positioned three bedroom with its own private gardens to the front and rear.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2026. Produced for Zest Sales and Lettings Ltd. REF: 1428767

EPC CHART:



ZEST PROPERTY SERVICES

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VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.





Tucked away on a peaceful Clifton backwater, offering generous proportions, versatility, and exciting scope for personalisation.

The property is approached via a charming private courtyard garden, leading to its own front door. Inside, a well-proportioned reception room with high ceilings flows seamlessly into the kitchen area, creating a welcoming and airy living space.

A central hallway provides access to the principal bedroom, which is flooded with natural light and features a characterful wood burner, along with direct access to the level rear garden.

There are two further double bedrooms and a family bathroom, completing the accommodation.

Externally, the attractive Bath stone façade is complemented by a paved patio, perfectly positioned to enjoy the sun. To the rear, the private garden is particularly impressive for such a central location, offering excellent size and further potential for enhancement. On street permit parking.

Location
Situated on Richmond Park Road, the spacious apartment is perfectly located with easy access to a plethora

of amenities within 500m, along with the City Centre, Harbourside and Durdham Downs further afield. Rail links can be found at Clifton Down Station, whilst there is convenient access to the M32, M4 and M5 motorways respectively.

Tenure
Share of Freehold, 999 year lease, commenced in 1975
Management company: Walnut Property.
Monthly service charge of £150pcm
Subject to change.