

property details **approval form**

Flat 12 Terrill Court 12-14, Apsley Road, Clifton, Bristol, BS8 2SP

Date: 03 July 2026

Property Ref and Version: CLI110014 - 0004

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Allen & Harris office: 23 Regent Street, Clifton, BRISTOL, BS8 4HW

T 0117 973 1295 **E** Clifton@allenandharris.co.uk

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>> **price**

£450,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2007.

>> **key features**

- > Over 60's
- > Lift Access
- > En-suite & Main Bathroom
- > Excellent Location, close to Whiteladies Road
- > Top Floor
- > Separate Kitchen
- > Communal Gardens
- > Residents and Visitors Parking
- > EPC Rating: D

>> **short description**

Situated in this grand period property with lift access the apartment is exclusively for over 60's. Conveniently located Apsley Road is off Whiteladies Road with a selection of shops, restaurants bars and bus routes. This top floor apartment offers light and spacious accommodation.

>> **long description**

Situated in the highly sought-after Clifton area, this well-presented retirement apartment forms part of the popular Terrill Court development, designed exclusively for the over 60s. The property offers comfortable and secure independent living within easy reach of Clifton Village, Whiteladies Road and Bristol city centre,

The apartment features spacious living area, a separate fitted kitchen/diner, two double bedrooms, bedroom one with en-suite and an accessible bathroom, all thoughtfully arranged to provide practical and low-maintenance living. Residents benefit from a welcoming community atmosphere, lift access, communal facilities and beautifully maintained surroundings.

Terrill Court enjoys an excellent location close to local shops, cafés, transport links and green open spaces, making it ideal for those seeking convenience alongside a peaceful lifestyle. The development also provides added peace of mind with on-site support and secure entry systems.

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>> **directions**

>> **Agent Note**

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>> room description

Terrill Court Apsley Road

Comunal Entrance

Stairs and lift to all floors.

Top Floor

Hallway

Storage cupboards.

Sitting Room

17' 2" max x 16' 3" max (5.23m max x 4.95m max)

Sash windows to front and side elevation, electric panel heater, coved ceiling.

Kitchen/Diner

13' 7" max x 13' 4" max (4.14m max x 4.06m max)

Sash window to front elevation, range of wall and base units with worksurfaces over, stainless steel sink unit, electric oven with hob and extractor fan over, electric panel heater, coved ceiling. Pantry style storage cupboard, integrated fridge/freezer, dishwasher and washing machine.

Hallway

Storage cupboards.

Bedroom One

13' 5" max x 11' 6" max (4.09m max x 3.51m max)

Sash window to rear elevation, electric heater, coved ceiling. Fitted wardrobes.

En-Suite

9' 2" max x 3' 7" max (2.79m max x 1.09m max)

Window to side elevation, wet room with shower, low level WC, wash hand basin. extractor fan.

Bedroom Two

15' 10" max x 9' 10" max (4.83m max x 3.00m max)

Sash window, coved ceiling, electric heater, fitted wardrobes.

Bathroom

Sash window to side elevation, panelled bath, low level WC, pedestal wash hand basin, heated chrome towel rail.

Outside

There are well maintained gardens for residents.

Parking

Residents and visitors parking.

Management Company

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>> **room description**

Managed by Methodist Housing Association (MHA) a charity committed to providing supportive, well managed housing for older people and has a part time house manager.

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>> **property images**



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>> **property images**



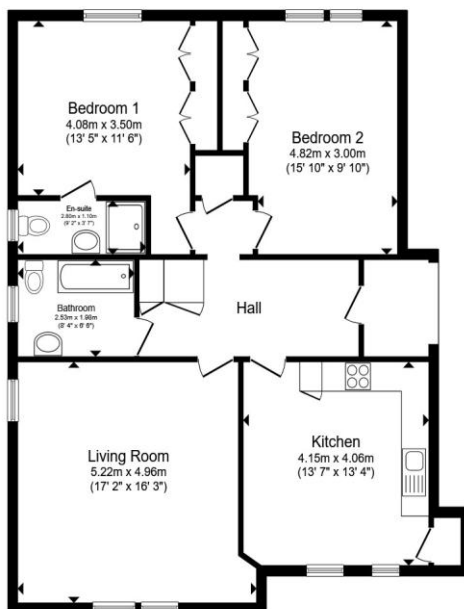
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>> floor plan



Second Floor

Total floor area 100.8 m² (1,085 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature

Date

	Signature	Date
Kate Moss		
Ms C. McKeown		

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