



HALL & LOWER GROUND FLOOR MAISONNETTE,
21 WHATLEY ROAD,
CLIFTON, BRISTOL, BS8 2PS

A spectacular 3 double bedroom hall and lower ground floor maisonette of circa 1828 sq., ft. Presented to the highest of standards, retaining many period features and large principal rooms such as an open plan kitchen/dining room measuring 24ft by 19ft and a further 18ft by 18ft sitting room. Further enjoying a south facing garden and a convenient Clifton location.

Price Guide: £675,000



Richard Harding

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- The apartment is perfectly situated, being close to both Clifton Village and Whiteladies Road. The quite residential road belies its proximity to the eclectic and vibrant bars, boutique shops and fantastic restaurants within walking distance, as well as more essential services such as banks, schools and larger supermarkets. Clifton Down train station is also just a short walk away and provides easy access to the city centre.
- A most impressive and stylish maisonette with high ceilings and an abundance of period features combined seamlessly with an array of high quality contemporary additions.
- **Ground Floor:** entrance hallway and staircase, drawing room, kitchen/dining room.
- **Lower Ground Floor:** hallway, bedroom 1, bedroom 2 with en-suite shower room, bedroom 3, bathroom/wc, study area, utility cupboard, storage vault.
- **Outside:** beautiful southerly facing (31'3 x 24'11) rear garden.
- **An elegant garden maisonette of particularly grand proportions in an elegant Victorian period building with a charming private south facing garden.**

Route to the property: From our office at 124 Whiteladies Road travel southwards on Whiteladies Road and take the third turning on the right hand side into Whatley Road and the property can be found approximately 200 yards along on the left hand side.

HALL FLOOR

APPROACH: from the pavement, level pathway leads to the communal front door and entrance hallway with original tiled flooring, period cornicing. The private entrance to the apartment is found on the left-hand side.

ENTRANCE HALLWAY: (20'0" x 7'4") (6.10m x 2.24m) a most welcoming and grand hallway with stripped back original wooden floorboards which continue to the kitchen/dining room, ornate moulded cornicing, picture rail, staircase with cast iron balustrade, doors radiating to the sitting room and the kitchen/dining room. Stairs descend to the lower ground floor.

SITTING ROOM: (18'4" x 18'0") (5.59m x 5.48m) a large bay fronted reception room with three sash windows with working shutters overlooking the front elevation, a grand fireplace with polished stone hearth, open fire with exposed brick, ornate moulded cornicing and ceiling rose, picture rail, raised skirting boards, vertical and horizontal column radiators.

KITCHEN/DINING ROOM: (24'2" x 19'3") (7.36m x 5.86m) incredibly light with an open southerly aspect. Stripped back original wooden floorboards, Open plan but described separately as follows:-

Kitchen: wooden double-glazed window to the rear elevation. Fitted Neptune kitchen made up of a combination of base units with soft closing cupboards and drawers, polished granite working surfaces, inset double Belfast sink with stainless steel mixer tap with pull out rinser, space and plumbing for a range cooker with extractor hood above, tiled splashback, separate island unit with solid wooden working surfaces, space and plumbing for large American style fridge/freezer.

Dining Room: bay fronted room with 3 double glazed sash windows to the rear elevation overlooking the garden, marble fireplace with tiled and cast iron inset, gas coal effect fire, polished marble hearth, ornate cornicing and ceiling rose, picture rail, raised skirting boards, vertical and horizontal column radiators.

LOWER GROUND FLOOR

HALLWAY: (7'7" x 7'5") (2.31m x 2.26m) stripped back and stained exposed wooden floorboards, doors radiating to bedroom 1, bedroom 2, bedroom 3, family bathroom/wc, study area and utility cupboard. Radiator.



BEDROOM 1: (19'7" x 13'9") (5.98m x 4.20m) bay fronted room with double glazed French doors and two further sash windows overlook the rear garden, period style fireplace with cast iron inset, gas coal effect fire and polished marble hearth, three fitted wardrobes providing an abundance of hanging space and storage, cornicing, exposed floorboards, double radiator.

BEDROOM 2: (18'1" x 10'6") (5.50m x 3.19m) bay fronted room with three sash windows overlooking the front elevation with contemporary wooden shutters, storage in the chimney recess, cornicing, doorway through to:-

En-Suite: (7'8" x 5'9") (2.34m x 1.75m) white suite comprising low level wc with concealed dual flush cistern, wall mounted ceramic sink with stainless steel swan neck mixer tap, corner shower tray with mains fed rainfall shower attachment, curved glass screen, traditional column radiator and towel rail, cupboard housing the combi boiler, tiled flooring, spotlights, extractor fan.

BEDROOM 3: (10'10" x 9'3") (3.30m x 2.82m) an incredibly light room with ample space for a double bed, semi-glazed door leading out to the garden with wooden double glazed casement window, radiator, wood laminate flooring.

BATHROOM/WC: (13'0" x 6'1") (3.96m x 1.85m) white suite comprising low level wc with concealed cistern, large walk-in shower cubicle with stainless steel rainfall shower head and further shower attachment, tiled surrounds, freestanding claw footed bath with centrally positioned taps and further shower head, pedestal wash hand basin, partially tiled splashback, traditional column radiator with heated towel rail, inset downlights, doorway leads through to:

Storage Room (13'8" x 3'9") (4.17m x 1.14m) vaulted with tiled flooring, housing water stop cock.

STUDY AREA: (9'0" max x 7'5") (2.74m x 2.26m) useful study area with additional storage potential.

UTILITY CUPBOARD: space and plumbing for washing machine and drier, further storage.

OUTSIDE

REAR GARDEN: (31'3" x 24'11") (9.53m x 7.59m) a beautiful southerly facing rear garden with patio area which gets the sun throughout the day, leading onto a landscaped circular artificial grass area with raised shrub and tree borders, enclosed by a brick and stone wall and wooden fence.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items such as carpets etc. are not included but may be available by separate arrangement.

TENURE: it is understood that the property is leasehold for the remainder of a 999 year lease which commenced on 1 January 2001. This information should be checked by your legal adviser.

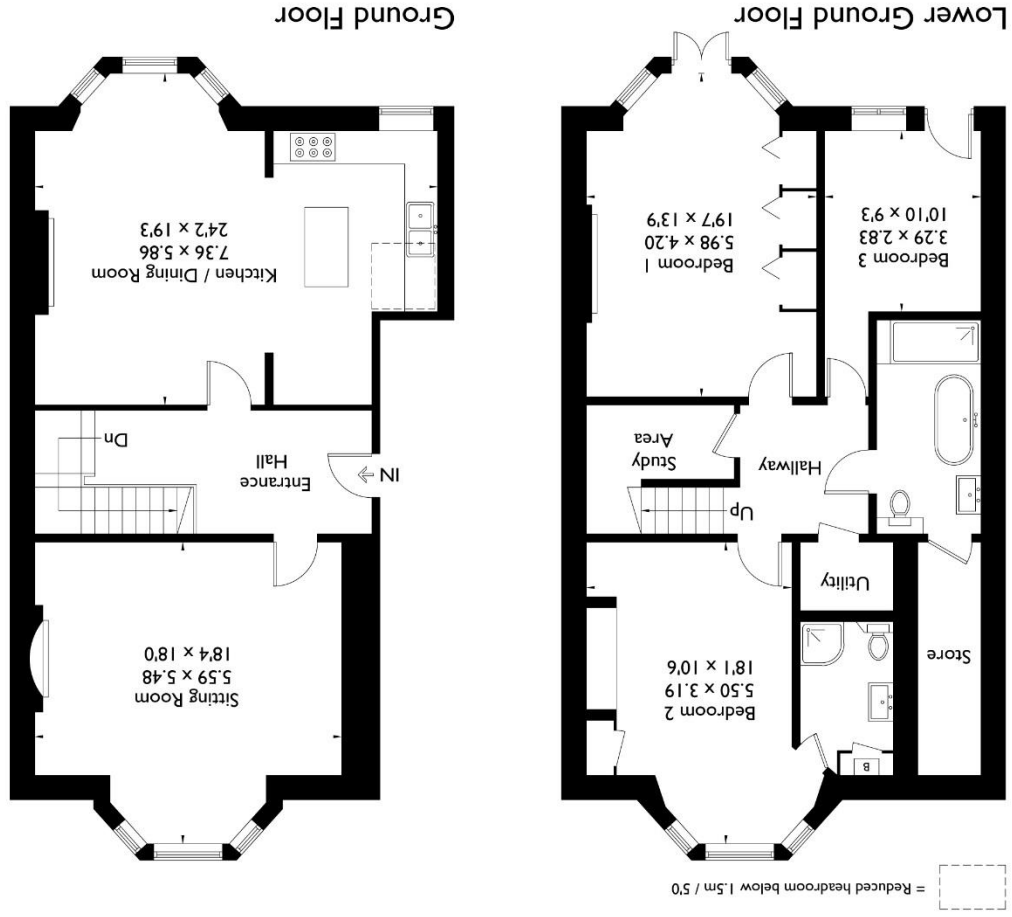
SERVICE CHARGE: it is understood that at the time of writing these particulars that there is no monthly service charge. Maintenance costs are divided on a 50/50 basis between the two flats in this building as and when works are required.. This information should be checked by your legal adviser.

PLEASE NOTE:

1. As from the 1st April 2018 there will be a requirement for any properties rented out in the private rented sector to normally have a minimum energy performance rating of E on an Energy Performance Certificate (EPC). The regulations will come into force for new lets and renewals of tenancies with effect from 1st April 2018 and for all existing tenancies on 1st April 2020. It will be unlawful to rent a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption [eg the building is Listed]. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements.
2. The photographs may have been taken using a wide angle lens.
3. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
4. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
5. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
6. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
7. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
8. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

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Approximate Gross Internal Area = 169.8 sq m / 1828 sq ft



Job Ref: 199092

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

