



**FIRST FLOOR FLAT,
TRINMORE, CLIFTON DOWN
CLIFTON, BRISTOL, BS8 3HT**

A generously proportioned first floor apartment, circa 1,740 sq. ft., situated within an immensely impressive grade II listed Victorian period semi-detached building near to Clifton Village and Durdham Downs. Having 2 double bedrooms, spacious reception hall, 29ft south-westerly facing drawing room, separate kitchen/breakfast room and single garage.

Price Guide Range: £735,000 - £785,000



Richard Harding

Chartered Surveyors • Estate Agents • Auctioneers • Valuers

0117 946 6690

www.richardharding.co.uk

124, Whiteladies Road, Clifton, Bristol, BS8 2RP





First Floor Flat, Trinmore, Clifton Down, Clifton, Bristol, BS8 3HT

A generously proportioned first floor apartment, circa 1,740 sq. ft., situated within an immensely impressive grade II listed Victorian period semi-detached building near to Clifton Village and Durdham Downs. Having 2 double bedrooms, spacious reception hall, 29ft south-westerly facing drawing room, separate kitchen/breakfast room and single garage.

- With all the benefits of an apartment but with the lateral space of a comfortable house, which enjoys a sunny south-westerly aspect and sylvan outlook.
- The apartment is entranced via a spacious reception hall with cloakroom storage, further scope to create a study or second bathroom – subject to obtaining the requisite consents.
- An opulent drawing room (29ft x 17'9") enjoys plenty of natural light with an ornate stone carved balcony and five tall multi-paned sash windows to the front elevation. There is a central period fireplace with open fire, ornate moulded plasterwork and recessed bookshelving. The drawing room connects to a separate kitchen/breakfast room with handmade bespoke units, solid wooden worktop and integral oven.
- Two very good sized double bedrooms are situated at the rear of the apartment and both have tall sash windows, ornate moulded plasterwork and period fireplaces.
- Clifton enjoys an enviable reputation with an eclectic and diverse range of boutique shops, bars, restaurants and further essential services. The architecture is varied and striking with 400 acres of open space found on the Downs just a short walk away. The apartment is also located just a short stroll from Bristol Zoo, a popular Bristol attraction.
- Impressive communal reception hall & stairwell with cloakroom/wc.
- **Accommodation:** Spacious reception hall, drawing room (29ft x 17'9"), kitchen/breakfast room (16ft x 9'7"), inner hall, bedroom 1 (18'2 x 16'6) with bay window, bedroom 2 (17'7 x 14'4), family bath/shower room.
- **Outside:** single garage in block (15'8 x 11'2)
- A very special apartment that enjoys many charming period features and plenty of light via tall sash windows in an immensely desirable location with the added benefit of a single garage.
- An earliest viewing is unhesitatingly recommended to avoid disappointment.

Route to the property: From our office at 124 Whiteladies Road travel to the top of Blackboy Hill and turn left onto Upper Belgrave Road. Continue along Upper Belgrave Road until you pass Bristol Zoo. Shortly after passing the left hand turning into College Road, find the subject property on your left hand side

ACCOMMODATION

APPROACH: from Clifton Down proceed through the wrought iron double opening gates, continue up the sweeping tarmac driveway where the communal entrance door can be found immediately in front of you.

COMMUNAL ENTRANCE VESTIBULE: via hardwood front door with decorative arched fanlight above, large doorway leading to:-

COMMUNAL ENTRANCE HALLWAY: a striking entrance hallway with a wealth of period features including ornate cornicing, tiled flooring with a beautiful central staircase leading to the first floor landing. (There is a communal cloakroom/wc located on the half landing). Proceed to the first floor where the private entrance door to the first floor flat can be found immediately in front of you.

ENTRANCE HALLWAY: via wooden front door leading into a most impressive spacious entrance hallway with high ceilings, ceiling light point, floor to ceiling built-in storage cupboards with hanging rails and shelving, simple ceiling cornicing, door entry intercom system, two radiators, tall moulded skirting boards, doors leading to drawing room, bedroom 2 and inner hallway.

DRAWING ROOM: (29'0" x 17'9") (8.83m x 5.41m) a grand principal reception room, having a wide multi-paned window comprising of three tall sash windows and further multi-paned sash window overlooking front elevation, high ceilings with ornate ceiling rose and ornate ceiling cornicing, large feature period open fireplace with moulded mantelpiece, four wall light points, tv and Virgin Media point, telephone point, two large radiators, bookcase storage set in wall recess, tall moulded skirting boards, door leading to:-

KITCHEN/BREAKFAST ROOM: (16'0" x 9'7") (4.87m x 2.91m) a bespoke, handmade solid walnut wood fitted kitchen with wooden worktop over, Belfast sink with swan neck mixer tap, integrated dishwasher, space and plumbing for washing machine, space for upright fridge/freezer, integrated oven with 4 ring gas hob and extractor fan over, tiled splashback, six ceiling light points, simple ceiling cornicing, two large multi-paned sash windows overlooking front elevation, vertical radiator, picture rail, space for breakfast table and chairs, stained wooden floorboards, tall moulded skirting boards.



INNER HALLWAY: high ceiling with simple moulded cornice and ceiling light point, doors leading to bedroom 1 and family bathroom/wc.

BEDROOM 1: (18'2" x 16'6") (5.54m x 5.03m) a grand double bedroom with beautiful bay window overlooking rear elevation comprising of five multi-paned sash windows, ceiling cornice, ceiling light point, radiator, period fireplace with moulded mantelpiece, telephone point, tall moulded skirting boards.

BEDROOM 2: (17'7" x 14'4") (5.37m x 4.36m) a generous double bedroom with two multi-panelled sash windows overlooking rear elevation, ceiling cornice, cast iron radiator, period fireplace with moulded mantelpiece, tall moulded skirting boards.

BATHROOM/WC: white bathroom suite comprising of low level wc, pedestal wash hand basin with swan neck mixer tap over, panelled bath, separate shower enclosure with electric shower over, tiled surrounds, large multi-paned sash window overlooking side elevation, ceiling light point, ceiling cornice, wall mounted towel radiator, partially tiled floor, large floor to ceiling storage cupboard, tall moulded skirting boards.

OUTSIDE

GARAGE: (15'8" x 11'2") (4.77m x 3.41m) located at the rear of the property is a single garage with metal up and over door. Planning permission has been granted for a mews house to be created which will involve the re-construction of the garage (a parking space will be provided during construction). No timescales are set for this work to be started. Planning reference 15/02745/F.

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 2010. This information should be checked by your legal adviser.

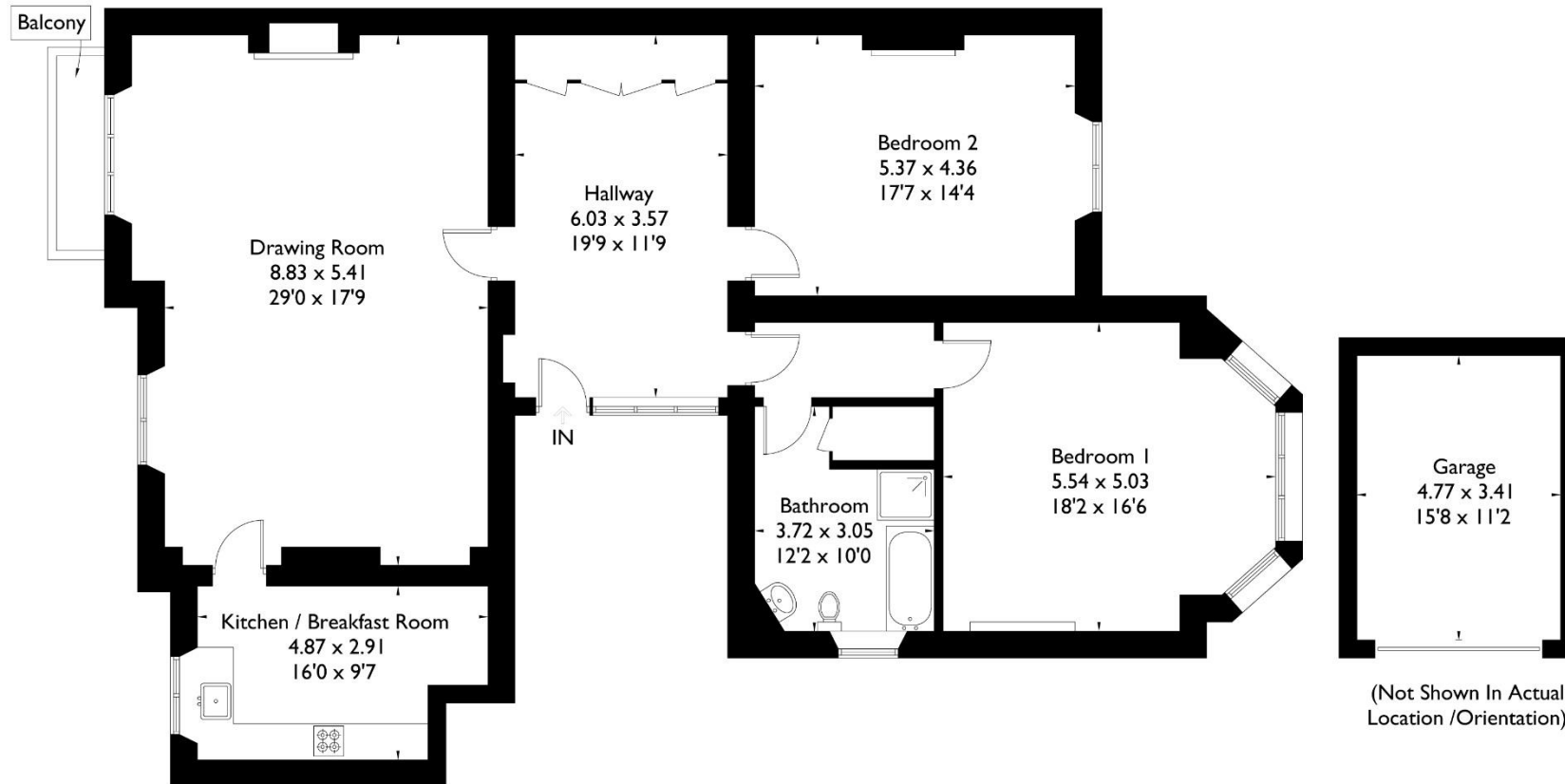
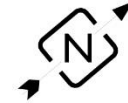
SERVICE CHARGE: it is understood that at the time of writing these particulars the annual service charge is £2,372.43. This information should be checked by your legal adviser.

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.

First Floor Flat, Trinmore, Clifton Down, Clifton, Bristol, BS8 3HT

Approximate Gross Internal Area = 162 sq m / 1744 sq ft
Garage = 16.1 sq m / 173 sq ft
Total = 178.1 sq m / 1917 sq ft



Job Ref: 204148

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.



Richard Harding
Chartered Surveyors • Estate Agents • Auctioneers • Valuers

0117 946 6690
www.richardharding.co.uk
124, Whiteladies Road, Clifton, Bristol, BS8 2RP

