



**GARDEN FLAT, TRINMORE,
CLIFTON DOWN**
CLIFTON, BRISTOL, BS8 3HT

An exceptionally large garden apartment (circa 2,300 sq. ft.) set in this fine grade II listed Victorian period building with 3 parking spaces (in tandem) and a generous 46ft x 40ft level rear garden.

Price Guide: £795,000



Richard Harding

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





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An exceptionally large garden apartment set in this fine grade II listed Victorian period building with 3 parking spaces (in tandem) and a generous 40ft x 40ft level rear garden.

- Apartments of this size are rare – 3/4 bedrooms, kitchen/dining room and large living room 26ft x 13ft, 2 'bathrooms', valuable storage space and private entrance.
- Well presented as a 'blank canvas' with room to personalise and possible re-model subject to the necessary consents.
- Set in the most delightful surrounding, with the Clifton Down and Durdham Downs on your doorstep, offering lovely treelined walks to Clifton Village and to 400 acres of recreational parkland.
- **Accommodation:** entrance hall, living room, kitchen, utility room, master bedroom with en-suite bathroom/wc, bedroom 2, bedroom 4, bedroom 4/dressing room, bathroom/wc.
- **Outside:** off street parking for 3 cars in tandem, rear garden (approx. 46ft x 40ft)
- **Offered with no onward chain which simplifies the moving process.**

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: via front door leading into:-

ENTRANCE HALL: (30'5" x 11'7") (9.27m x 3.53m) a large entrance hall with doors leading off to living room, master bedroom, kitchen, store and 3 further bedrooms. Recessed spotlights, attractive arched windows to either side of the entrance door, radiator with ornamental cover.

LIVING ROOM: (26'5" into bay x 13'9" into chimney recess) (8.05m x 4.19m) large bay window to the rear elevation with large sash windows and glazed door leading out onto the private rear garden, radiator with ornamental cover, wall light.

KITCHEN: (20'0" x 16'11" max width/9'11" min width) (6.10m x 5.16m/3.02m) an 'L' shaped room; range of modern wall and base units incorporating 4 ring gas hob, stainless steel sink unit with draining board, double electric oven, splashback tiles, tiled floor, arched window to the front elevation, recessed spotlights, dining area, radiator, door to storage cupboard and utility room, radiator with ornamental cover.

UTILITY ROOM: (10'0" x 4'1") (3.05m x 1.24m) tiled floor, recessed spotlights, fitted working surface with space and plumbing for automatic washing machine and tumble dryer beneath, wall mounted units.

MASTER BEDROOM: (overall measurement including en-suite 28'5" into bay x 14'6") (8.66m x 4.42m) casement windows to the rear elevation overlooking the private rear garden, two radiators and radiator cover, fitted storage, door to:-

En-Suite Bathroom/WC: (10'11" x 4'10") (3.33m x 1.47m) white suite comprising low level wc, panelled bath with shower screen and shower fitment, pedestal wash hand basin, heated towel rail, tiled floor, tiled walls, recessed spotlights, extractor fan.

BEDROOM 2: (16'10" x 8'8") (5.13m x 2.64m) casement window to side elevation, radiator with ornamental cover. (from my orientation this is next door to the master bedroom)



BEDROOM 3: (15'4" max x 8'4" max) (4.67m x 2.54m) sash window to the side elevation, radiator with ornamental cover, recessed spotlights.

BEDROOM 4/DRESSING ROOM: (17'4" x 5'11") (5.28m x 1.80m) (next door to the kitchen) partially obscured sash window to the front elevation, radiator with ornamental cover.

LARGE STORAGE CUPBOARD: (11'7" x 7'9") (3.53m x 2.36m) located off the entrance hall.

BATHROOM/WC: (9'4" x 5'4" min measurements excluding shower cubicle) (2.84m x 1.63m) white suite comprising low level wc, pedestal wash hand basin, panelled bath, separate shower cubicle with overhead shower, fully tiled with tiled floor and tiled walls.

OUTSIDE

OFF STREET PARKING: (from the white line measures approximately 60ft x 12'8" measured from wrought iron railings to the stone wall and from the white line to the rear timber wooden fence) (18.29m x 3.86m) tandem off street parking on the right hand side of the building for 3 cars. Beneath this there is a cycle store which is private to this apartment with a secure iron gate.

REAR GARDEN: (approx. 46ft wide overall inclusive of pathway which access is required front and back to approx. 40ft subject to a fence being laid as the coach house is in the process of being sold and will have the remainder of the garden) (14.02m x 12.19m) very pleasant level lawned garden with high stone boundary walls and stocked borders.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available through the selling 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. This information should be checked by your legal adviser.

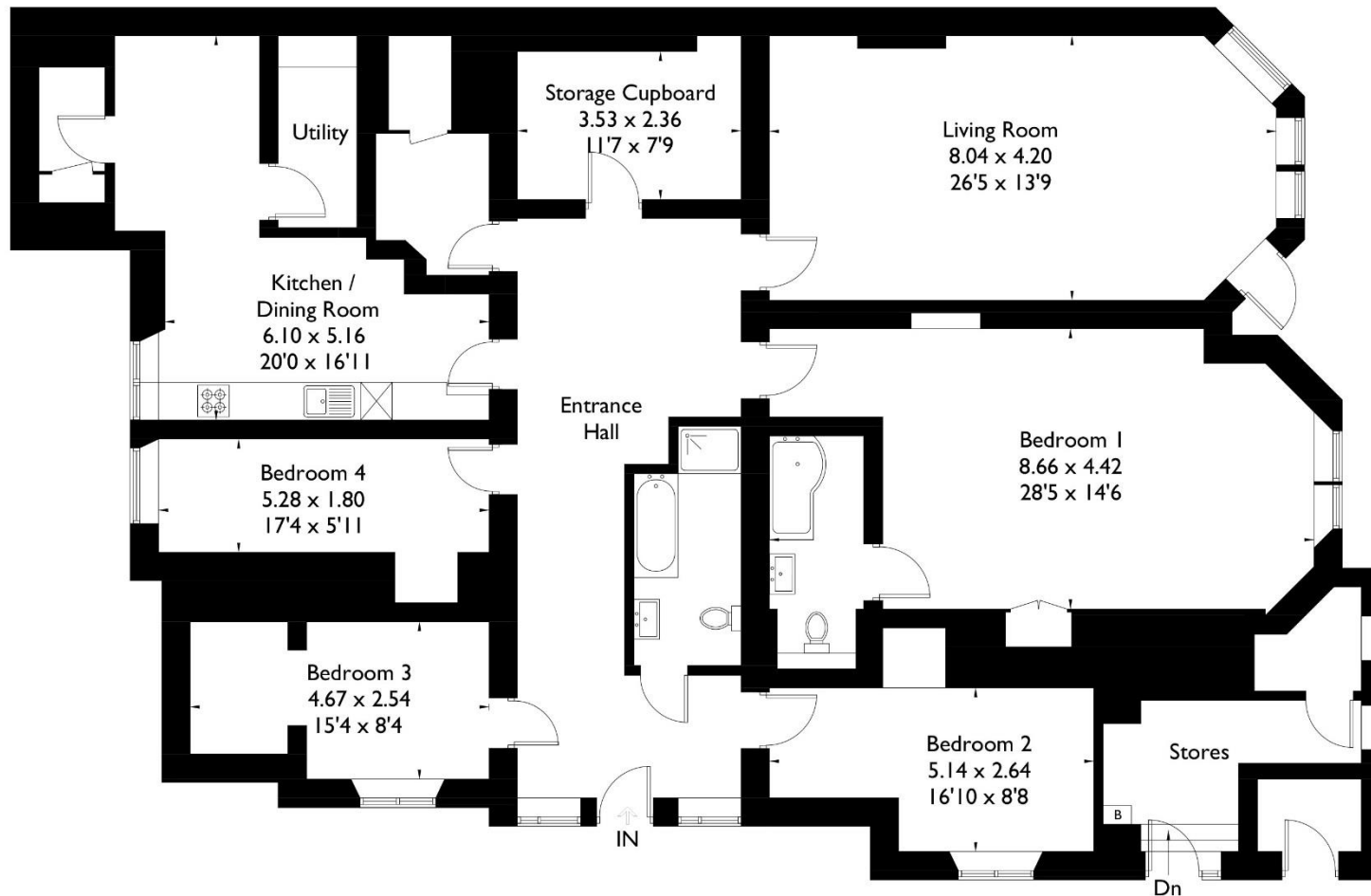
SERVICE CHARGE: it is understood that at the time of writing these particulars the monthly service charge is approx. £197.70. This information should be checked by your legal adviser.

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 =
213.3 sq m / 2296 sq ft
Stores = 12.9 sq m / 139 sq ft



Job Ref: 206122

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.



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