



Garden Apartment Right, 3 Richmond Hill Avenue, Clifton, BS8 1BG

Guide Price £500,000

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## Garden Apartment Right, 3 Richmond Hill Avenue, Clifton, BS8 1BG

Nestled in the heart of a vibrant and historic neighbourhood, this stunning Grade II listed garden apartment is a rare opportunity, having been lovingly cared for over the last 50 years by the same owner and now available for the next persons to create a wonderful home.

The property boasts a unique blend of historic charm and modern amenities, making it a delightful retreat for those seeking a one-of-a-kind living space. As you step inside, you'll be greeted by a spacious living/dining room adorned with French doors that open onto a sun terrace, perfect for enjoying morning coffee or unwinding in the evening. The modern fitted kitchen is a chef's dream, while the utility/WC room provides added convenience.

Downstairs, the main bedroom exudes luxury with a wet room and French doors that lead to a tranquil courtyard, creating a serene oasis for relaxation. The dressing room adjoining the bedroom adds a touch of elegance with ample storage space for your wardrobe essentials. The property also features a spacious guest bedroom that offers a cosy sanctuary for visitors with a modern Bathroom of vibrant colour along the hallway.

The outdoor space is a true highlight of this property, with enclosed high stone wall mature gardens measuring 17m x 16.5m, South Westerly facing, full of mature shrubs, deep filled borders of flowers and manicured trees, a charming courtyard, and a quaint potting shed that beckons you to embrace your green thumb. The sun terrace, complete with an electronic awning, is the perfect spot to entertain guests or soak up the sun on lazy afternoons. Whether you're hosting a garden party or enjoying a quiet moment surrounded by nature, this property offers a seamless blend of indoor-outdoor living. The allocated parking for two cars, ensuring hassle-free living.







## Entrance Hall

Wooden door to the front aspect with obscure arch window over, fuse box, alarm panel and storage cupboard with shelving.

## Kitchen

3.36m to cupboards x 2.24m (11'0" x 7'4")

Two Sash windows to the rear aspect, corniced ceiling, a range of wall and base units in modern white gloss, black laminate work surfaces, tiled splash backs, stainless steel sink/drainer unit with mixer tap. Integral Siemens appliances include a double oven and four ring gas hob with an extractor hood over. Also included a freestanding fridge/freezer and dishwasher. Finished with a radiator and vinyl flooring.

## Utility/Cloakroom

1.64m x 1.58m (5'4" x 5'2")

Obscure window to the aside aspect, a range of gloss white wall and base units, wall mounted Vaillant boiler, tiled splash backs, black laminate work surface, wash hand basin, low level WC, space for a washing machine, recessed shelving and laminate flooring.









## Living Room

5.98m x 4.45m (19'7" x 14'7")

French doors with windows, wooden shutters surrounding and a Sash window to the rear aspect, corniced ceiling with two ceiling roses, Wooden fire place surround (fire place covered) stairs leading to the lower floor, thermostat control and a television aerial. There are two storage cupboards with shelving. Heating is via vents from a convection heating system on the lower floor.

## Stairs

wooden banister and surround leading from the living room to the lower ground floor.

## Hallway

A double cupboard with hanging space and a convection heating system beneath.



## Bathroom

2.17m x 2.16m (7'1" x 7'1")

Obscure window to the rear aspect, vinyl wall boards, matt black towel radiator, wall cabinet and vinyl flooring. There is a white three piece suite comprising a bath with glass shower screen and mixer shower over, floating vanity unit with wash hand basin and a low level WC.

## Bedroom Two

3.83m x 2.64m (12'6" x 8'7")

Sash window to the rear aspect, partial wooden boarded wall, radiator, television aerial and laminate flooring.

## Dressing Room

4.38m x 3.35m (14'4" x 10'11")

Adjoining room from the hallway with a opening into bedroom one with recessed alcoves and two storage cupboards. One under stairs with shelving the other with a light and hanging rail.



## Bedroom One

4.03m x 2.47m (13'2" x 8'1")

Window to the rear aspect, French doors to the side aspect onto the courtyard, recessed spot lights, a range of mirrored fitted wardrobes, chrome radiator, television aerial socket and finished with tiled flooring with under floor heating.

## Wet Room

1.88m x 1.78m (6'2" x 5'10")

Recessed spot lights, extractor fan, vinyl wall boards, and tiled flooring. The suite comprises a walk in shower area with a mixer shower, floating vanity unit with wash hand basin and a low level WC.


## Rear Garden

17m x 16.5m (55'9" x 54'1")

Enclosed by stone and brick walls with a side access gate to the driveway. The living room French doors lead out onto a composite decked





Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Courtyard Garden

A gate from the garden leads down the steps to the courtyard which is also accessed from Bedroom one. Its painted concrete, giving a low maintenance private area that could be adorned with potted plants.

## Parking

The driveway to the side is laid to Tarmacadam and there are two allocated spaces numbered that come with the property.





BASEMENT



GROUND FLOOR



TOTAL FLOOR AREA : 958sq.ft. (89.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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