



Ground Floor Flat, 5 Kensington Place
Guide Price £620,000

**RICHARD
HARDING**

KENSINGTON PLACE

P Permit holders only
Mon-Sat 9am-6pm



Ground Floor Flat, 5 Kensington Place

Clifton, Bristol, BS8 3AH

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A stunning, 2 double bedroom hall floor garden apartment, circa 1,000 sq. ft., of superlative quality throughout, set within a fine Georgian style grade II listed building, with vast sitting/dining room, separate kitchen and good sized (33ft x 27ft) private south easterly facing rear garden.

Key Features

- 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 the tree-lined Victoria Square just a short stroll away, reputed to be Bristol's fourth largest. Whilst just under a mile away are the Downs which offers 400 acres of recreational space.
- Having been professionally renovated throughout in 2017, re-plastered and newly carpeted, together with new kitchen and family bath/shower room.
- There is a gorgeous principal reception room (25ft x 15ft) which serves as both a sitting and dining room with wide bay window, period fireplace and ornate moulded plasterwork. Separate kitchen with sleek gloss soft closing units, solid oak worktops and integral AEG appliances including tall fridge/freezer, slimline dishwasher, washing machine, electric oven and 4 ring induction hob.
- The apartment has a wealth of period features including ornate Carrera marble fireplace, high ceilings, tall moulded skirtings, ornate moulded plasterwork and original sash windows.
- A particular feature of the apartment is its good sized private rear garden which offers a blank canvas for improvement and is unquestionably a rare asset considering the apartment's close proximity to Clifton Village.
- **Accommodation:** reception hall, sitting/dining room, separate kitchen, two double bedrooms, family bath/shower room.
- Situated within the Clifton Village Residents Parking Scheme.
- An immaculate period apartment central to Clifton Village with private garden.





ACCOMMODATION

APPROACH: from the pavement, a slate flagged pathway leads to the communal front entrance door via an impressive open-fronted pillared porch. Solid wood panelled front door with fanlight opens to the communal hallway, useful understairs storage cupboard (currently used for bikes). The communal hallway has recently been re-decorated and re-carpeted. Wooden door with moulded architraves and stained glass fanlight, opening to:-

RECEPTION HALL: tall moulded skirtings, central ceiling arch and ornate moulded corning. Victorian style radiator, two useful storage cupboards, raised height storage cupboard above family bath/shower room, wall mounted telecom entry system, ceiling light point. Part multi-paned wooden door with large overlight opening to the kitchen. Four-panelled doors with moulded architraves, opening to:-

SITTING/DINING ROOM: (25'11" x 15'2" max into bay) (7.91m x 4.63m) an exceptional principal reception room, with wide bay window to the front elevation comprising five tall sash windows. Central period fireplace with coal effect gas fire (currently disconnected), cast iron surround, tiled hearth and ornately carved Carrera marble mantelpiece. Recesses to either side of the chimney breast, tall moulded skirtings, picture rail, ornate moulded corning and an ornate moulded ceiling rose. Victorian style radiator, two wall lights, ceiling light point.

KITCHEN: (9'8" x 8'1") (2.94m x 2.46m) a stylish kitchen comprehensively fitted with an array of sleek gloss soft closing base and eye level units with a combination of drawers and cabinets. Solid oak worktop surfaces with bevel edged splashback tiling, stainless steel sink with draining board to side and swan neck mixer tap over. Integral AEG appliances including tall fridge/freezer, electric oven, 4 ring induction hob, extractor, slimline dishwasher and washing machine. Patterned tiled effect flooring, moulded skirtings, coved ceiling and inset ceiling downlights. Multi-paned window overlooking the rear garden. Multi-paned double doors opening externally with steps down to the private garden.

BEDROOM 1: (15'2" x 13'5") (4.63m x 4.10m) tall multi-paned sash window overlooking the rear garden with working shutters, chimney breast with recesses to either side, tall moulded skirtings, picture rail, ornate moulded corning, ornate moulded ceiling rose, ceiling light point, Victorian style radiator.

BEDROOM 2: (13'2" x 8'11") (4.01m x 2.71m) a pair of tall multi-paned sash windows overlooking the rear garden, tall moulded skirtings, picture rail, coved ceiling, Victorian style radiator, ceiling light point.

FAMILY BATH/SHOWER ROOM: (9'4" x 7'3") (2.84m x 2.21m) modern shaped bath with mixer tap and wall mounted handheld shower attachment. Walk-in shower with shower screen, built-in shower unit plus overhead circular shower and wall mounted handheld shower attachment. Wall mounted wash hand basin with mixer tap. Low level dual flush wc with concealed cistern. Patterned tiled effect flooring, fully tiled walls, heated towel rail/radiator, mirrored medicine cupboard, inset ceiling downlights, extractor fan.

OUTSIDE

REAR GARDEN: (33ft x 27ft) (10.06m x 8.23m) having steps down from the kitchen, the garden is principally laid to lawn and level being enclosed on three sides by walls. There is ample space for garden furniture, potted plants and barbecuing etc. A wonderful outside space which now offers a tidy blank canvas for the new owner.



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 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 from 1 January 1987. This information should be checked with your legal adviser.

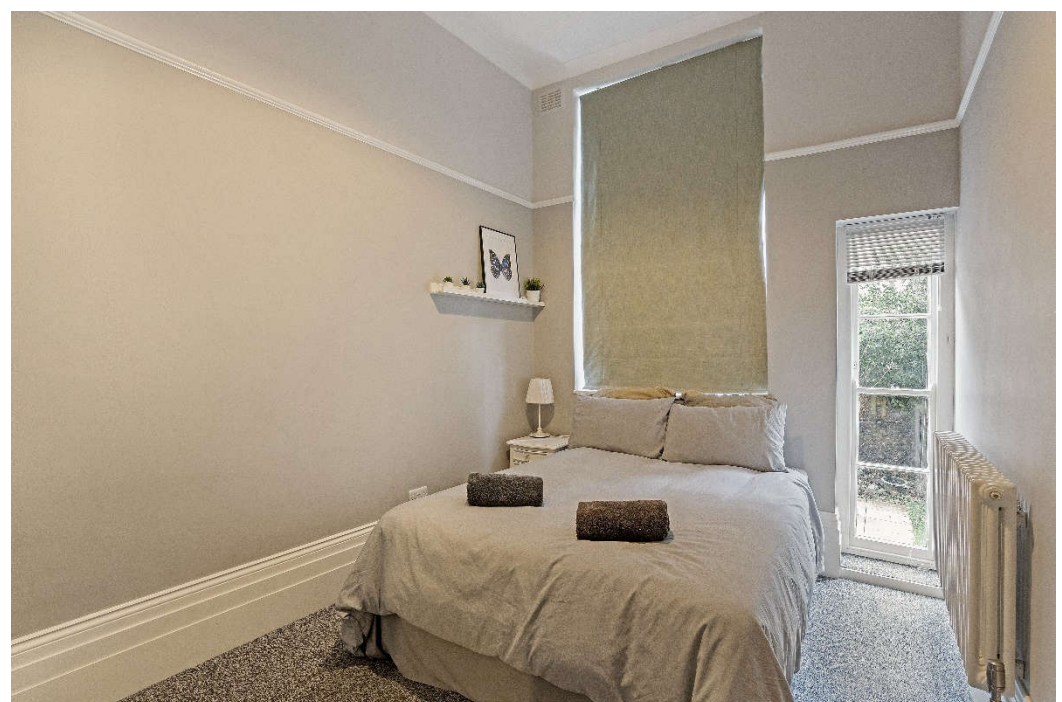
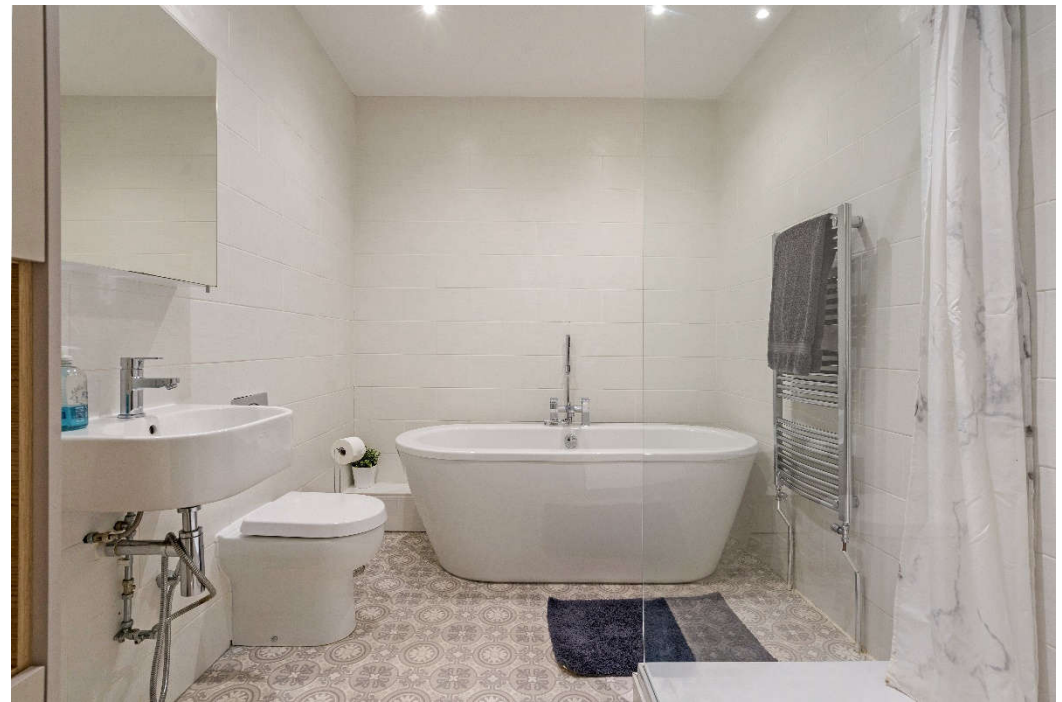
SERVICE CHARGE: it is understood that the monthly service charge is £120. This information should be checked by your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: D

PLEASE NOTE:

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
3. The photographs may have been taken using a wide angle lens.
4. 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.

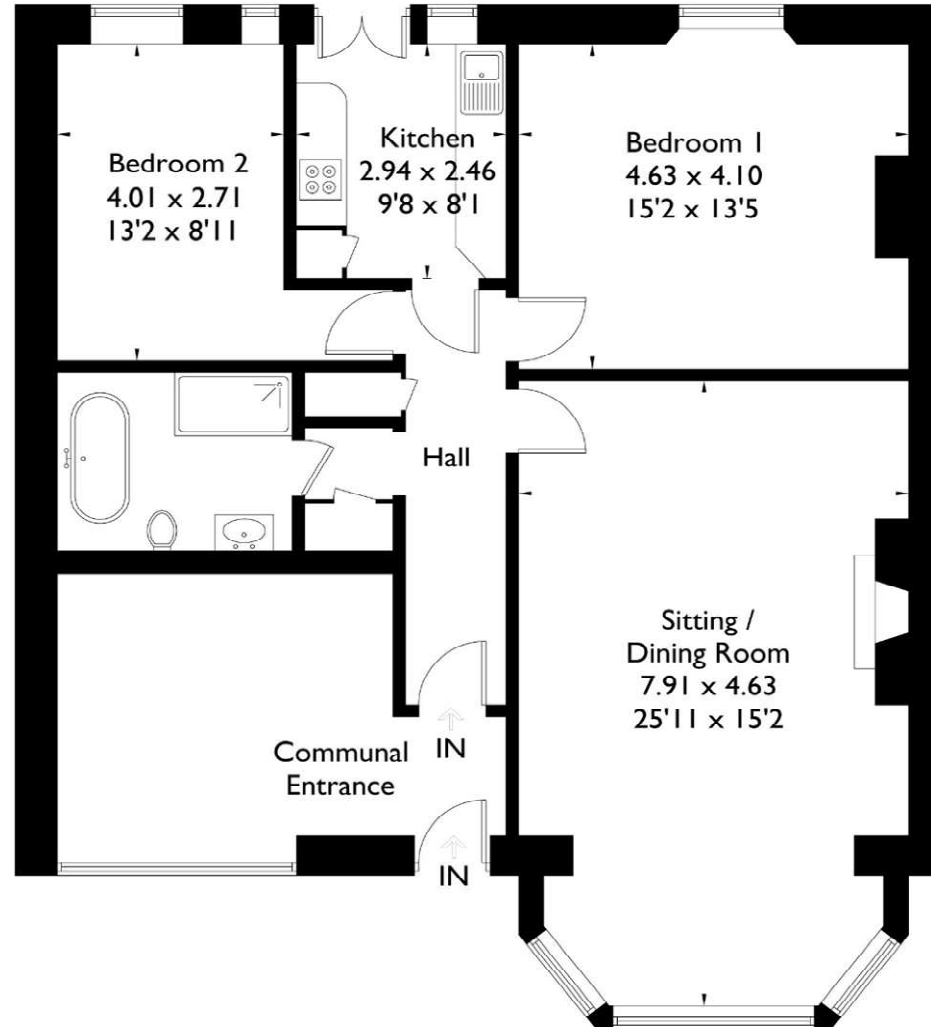
5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
6. 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.
7. 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.
8. 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.
9. 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.





Ground Floor Flat, Kensington Place, Clifton, Bristol, BS8 3AH

Approximate Gross Internal Area = 92.9 sq m / 1000 sq ft
(Excluding Communal Entrance)



Job Ref: 191043

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.