



Top Floor Flat, 7 Buckingham Place  
Guide Price £300,000

RICHARD  
HARDING

# Top Floor Flat, 7 Buckingham Place

Clifton, Bristol, BS8 1LH

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A 2 double bedroom top floor flat in an attractive converted early Victorian building benefitting from a demised off-street parking space and is sold with no onward chain.

## Key Features

- Situated in a terrace of 16 Grade II\* listed houses built between 1843 and 1845.
- Situated on the top floor of the building which limits noise transfer from above and allows for far reaching views.
- Notable for its two double bedrooms, superb location close to Clifton Village and full ceiling height (7'6"/2.30m) throughout the apartment.
- Benefitting from an allocated off-street parking space to the front of the building.
- New boiler installed 2023.
- Situated also within the CV residents parking zone.
- The flat has the benefit of the remainder of a 999 year lease and a share of the freehold.
- No onward chain making a prompt move possible.

## ACCOMMODATION

**APPROACH:** from the pavement up to panelled wooden door with intercom entry phone serving the upper four flats in the building. Door opens to:-

**COMMUNAL AREA:** serving four of the five flats within the building, a turning staircase with large half landings with natural light and some original features rises to the top floor of the building where the private entrance door leads into:-

**ENTRANCE HALLWAY:** a central hallway around which pivots all of the rooms within the flat, intercom entry phone, two cupboards - a shallow storage cupboard and a utility cupboard. The hallway has a small loft access hatch and double glazed wood framed skylight providing natural light from the roof.

**Utility Cupboard:** space and plumbing for washing machine with wooden slatted shelves

**SITTING ROOM:** (17'8" x 10'5") (5.37 m x 3.17m) wood framed sash window to front elevation with wooden sill, simple ceiling mouldings with decorative central ceiling rose, dado rail and radiator.

**KITCHEN:** (9'7" x 8'4") (2.92m x 2.53m) wood framed sash window to rear elevation with far reaching views at rooftop level towards Clifton Cathedral with wooden sill below, roll edged work surface with tiled splashback and inset stainless steel sink with mixer tap and drainer, eye and floor level kitchen units. Integrated 4 ring gas hob with electric oven below. Space for undercounter fridge/freezer. Wall mounted Vaillant EcoFIT pure boiler installed 2023. Tile effect vinyl flooring and radiator.

**BEDROOM 1:** (12'3" x 8'4") (3.74m x 2.55m) wood framed sash window to front elevation with wooden sill, loft access hatch, radiator.





**BEDROOM 2: (8'6" x 8'6") (2.60m x 2.58m)** wood framed sash window to rear elevation with radiator below, built-in double wardrobe along one entire wall.

**BATHROOM/WC:** white suite comprising steel bath with a tiled enclosure around the bath, electric Triton shower over and shower screen, close coupled wc, pedestal hand basin, medicine cabinet, radiator, further mirrored medicine cabinet, simple towel rail, tile effect vinyl flooring, ceiling mounted extractor fan.

### **OUTSIDE**

**PARKING:** allocated off-street parking space to the front of the building. The right hand side of 3 spaces is private to this flat.

### **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 1992 with a peppercorn ground rent. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £120 (£1,440 p.a. indicative). This information should be checked by your legal adviser.

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

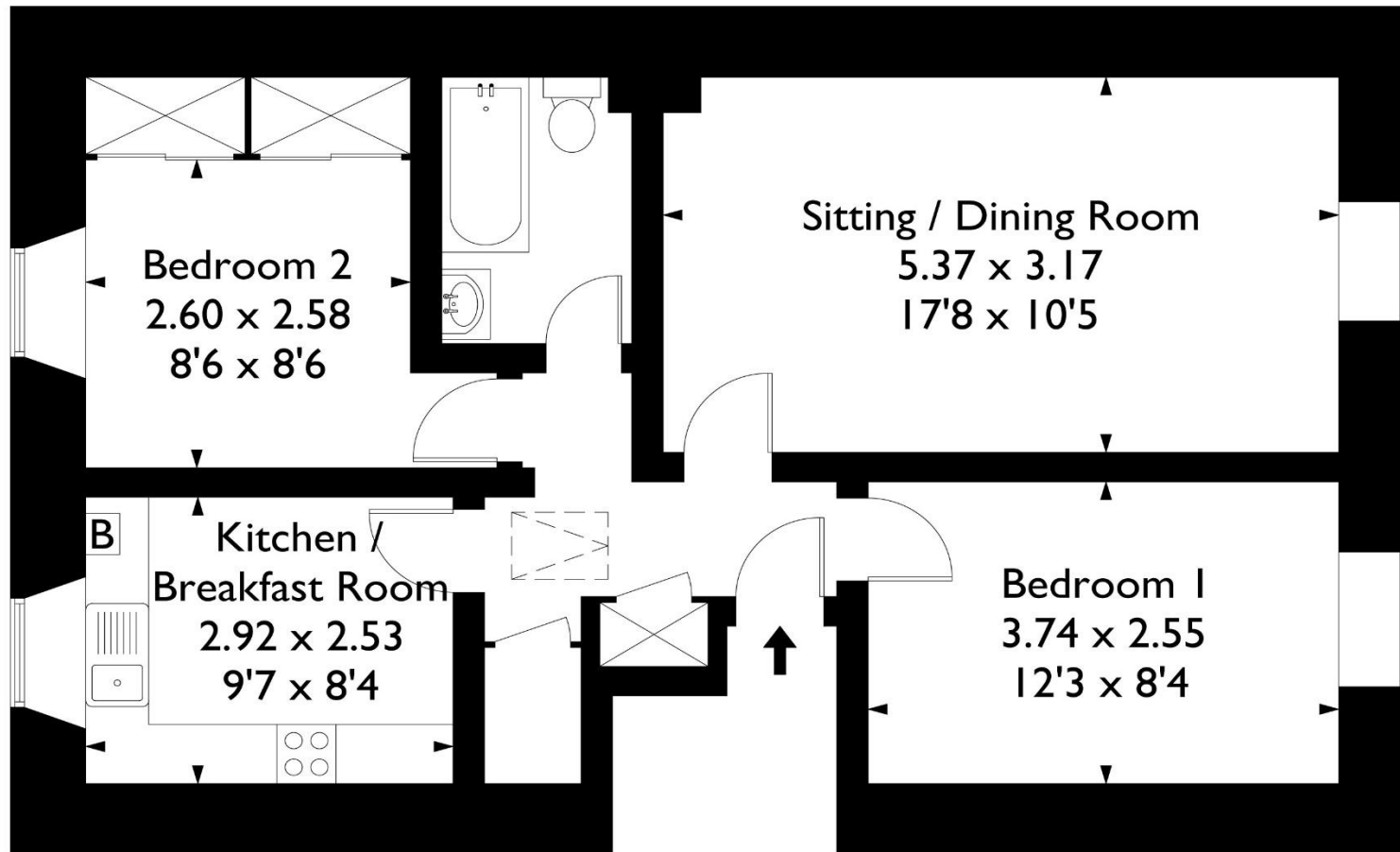
### **PLEASE NOTE:**

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.



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Approximate Gross Internal Area = 56.45 sq m / 607.62 sq ft



## Top Floor Flat

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.