



First Floor Flat, 12 Cornwallis Crescent
Guide Price £475,000

RICHARD
HARDING

First Floor Flat, 12 Cornwallis Crescent

Clifton, Bristol, BS8 4PL

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Commanding an elevated position on the first floor of a striking grade II listed Georgian building situated along a stunning terrace on one of Clifton's most coveted roads, an exceptionally finished and well-proportioned 2 bedroom apartment with a south-east facing balcony providing wonderful views across South Bristol and beyond.

Key Features

- Commanding an elevated position on the first floor of a stunning grade II listed Georgian building.
- Benefits from a beautiful balcony which subsequently enjoys exceptional south facing views across the city and beyond.
- Two double bedrooms with the second benefiting from a useful mezzanine level.
- Exceptionally high ceilings rarely seen with flats of this level at circa 12'5" throughout resembling something you would associate with the hall floor level.
- Situated within the CV residents parking scheme.
- Positioned on a much sought after road in Clifton Village close to the shops, cafes and restaurants as well as the Suspension Bridge. Bristol's historic harbourside is also only a little further afield.
- Recently renovated to an exceptional standard by the current owners.
- Access to communal gardens spanning the length of the crescent.



ACCOMMODATION

APPROACH: the property is accessed from the pavement over a level concrete pathway where a four panelled wooden entrance door leads into a bright and well maintained communal entrance which leads initially into an entrance vestibule with inset doormat, wall mounted post trays, secondary door leads through to the rest of the communal entrance where a carpeted staircase ascends to the first floor of this beautiful period building where the private entrance can be found immediately on your left hand side via a 4 panelled wooden front door which in turn is the private entrance to the apartment.

ENTRANCE HALLWAY: providing access off to the principal rooms of the apartment including bedroom 1, bedroom 2, door leading through to the open plan kitchen/living room and bathroom/wc. Inset ceiling downlights, entry intercom phone, moulded skirting boards, smoke alarm, laminate wooden floorboards (tbc).

OPEN PLAN KITCHEN/DINING/LIVING ROOM: (22'8" x 16'9") (6.90m x 5.11m) a stunning room with 3 large sash windows allowing plenty of natural light through with a stunning outlook across towards South Bristol, Dundry and beyond. Measured as one but described separately as follows:

Kitchen: laminate wooden flooring, fitted with an array of wall, base and drawers units which have recently been fitted by the current owners, integrated dishwasher, integrated gas oven with 4 ring hob over and extractor hood overhead, integrated fridge/freezer, thin square edged quartz worktops, stainless steel sink with swan neck stainless steel mixer tap over, glass splashback behind, space for free standing washer/dryer, cupboard housing the Worcester combi boiler.

Living Area: the living area is open plan to the kitchen with laminate wooden flooring, beautiful ceiling corning, light point over, inset ceiling downlights, carbon monoxide alarm, column radiator, picture rail, thermostat. Chimney recess.





Balcony: externally the property benefits from a large balcony which enjoys a sunny south east facing orientation with views across South Bristol, Dundry and beyond. Enclosed by metal railings with wooden decking floorboards. This is in turn the perfect al fresco dining area and has been pleasantly enjoyed by the current owners for many years.

BEDROOM 1: (16'11" x 8'10") (5.16m x 2.68m) laid with fitted carpet, exceptionally well-proportioned master bedroom with plenty of natural light coming in through the front elevation via single sash window with leafy outlook over the street scene, working wooden shutters, gas column radiator, moulded skirting boards, cast iron fireplace with painted wooden surround, large fitted wardrobes, inset ceiling downlights, picture rail. An incredibly well-proportioned master bedroom for a king or double bed as well desk space dependent on one's needs etc. It is notable for its exceptional high ceilings which in turn make the internal space feel larger than it currently is.

BEDROOM 2: (9'9" x 5'7") (2.98m x 1.70m) laid with fitted carpet, gas column radiator, plenty of natural light coming in through the front elevation via single sash window with leafy outlook over the street scene with working wooden shutters, moulded skirting boards. The current owners have really maximised the space with a mezzanine level which in turn provides space for a secondary bed or desk space etc dependent upon one's needs, inset ceiling downlights, ceiling corning, picture rail.

BATHROOM/WC: fitted with a low level wc, wall standing hand wash basin with stainless steel tap over, stylish fully tiled walls and stylish tiled floors extractor fan, wooden bath cubicle with stainless steel shower and wall mounted controls, inset ceiling downlights.

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.

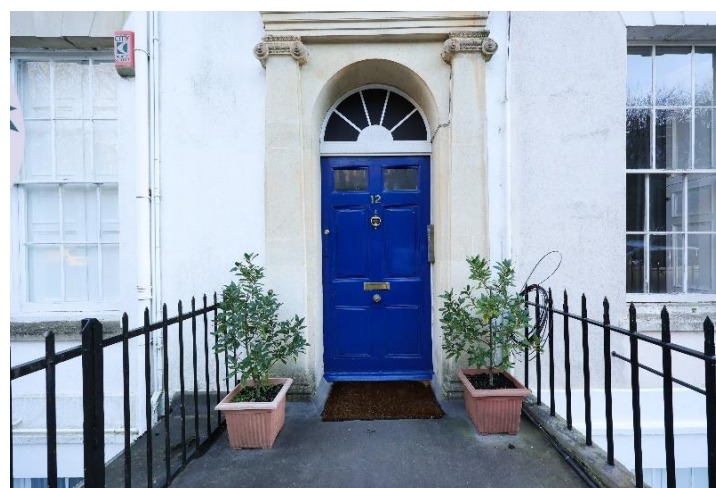
TENURE: it is understood that the property is leasehold for the remainder of a 999 year lease from 24 June 1991. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the quarterly service charge is £200. This information should be checked by your legal adviser.

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

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 = 61.6 sq m / 663 sq ft
Mezzanine = 7.3 sq m / 78 sq ft
Total = 68.9 sq m / 741 sq ft

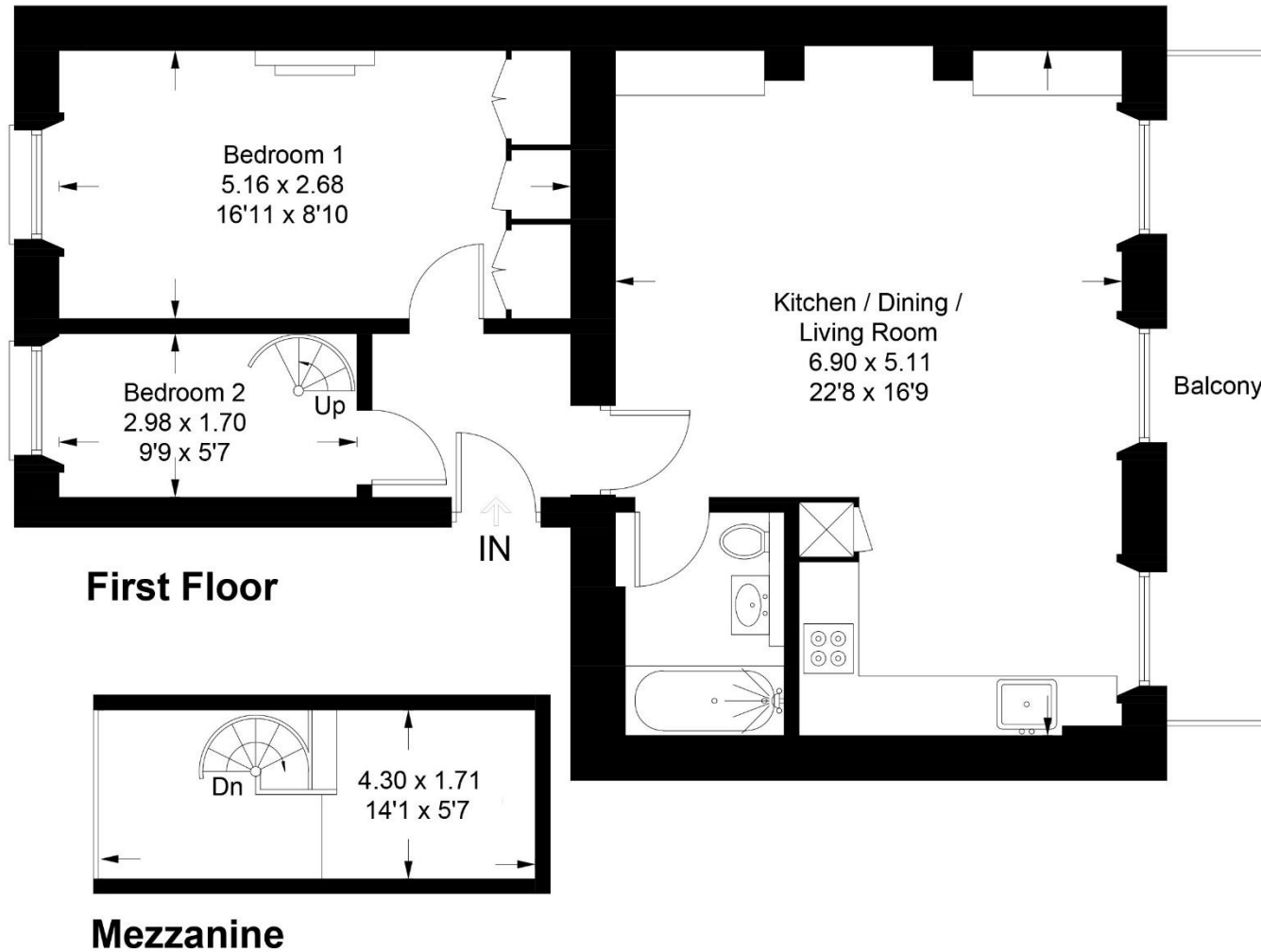


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