



Top Floor Flat, 12 The Mall
Guide Price Range £300,000 £325,000

**RICHARD
HARDING**

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Clifton, Bristol, BS8 4DR

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Commanding an elevated position on the top floor of a striking Grade II listed Victorian Terrace situated in the heart of Clifton Village - a fabulous opportunity to acquire a stylish & well-proportioned one double bedroom apartment in a first-class location.

Key Features

- Perfectly situated within easy reach of the best that Bristol has to offer, being located within the heart Clifton Village with its vast array of local boutique shops, restaurants and cafes, whilst also being close to the Clifton Suspension Bridge and the Downs. Park Street, The Triangle and Whiteladies Road are all within a few hundred metres with a diverse range of shops, bars, restaurants, museums, art galleries and music venues. The Bristol Beacon, St George's Concert Hall, The Hippodrome, the Harbourside and the medical and academic districts are all within 1km. A little further afield are the expansive green open spaces of Leigh Woods and Ashton Court.
- A light, bright & well-proportioned one double bedroom apartment, recently renovated by the current owners to a high standard throughout.
- Elevated city views.
- Separate kitchen (9'3 x 7'5)



ACCOMMODATION

APPROACH: from pavement, the property is accessed via a panelled wooden front door with intercom entry system which opens to:-

COMMUNAL ENTRANCE: a bright and well-maintained space with post trays, ceiling light point. Carpeted staircase ascends to the top floor landing where the private entrance door can be found on the right hand side. Opening to:-

ENTRANCE HALLWAY: doors lead off to all rooms. Laid with wood effect flooring, moulded skirting boards, intercom entry system, period style radiator, skylight providing natural light, ceiling light point.

KITCHEN: (9'3" x 7'5") (2.82m x 2.26m) modern fitted kitchen comprising wall, base and drawer units with square edged wood effect worktop over housing inset sink with mixer tap over. Integrated oven with four ring gas hob and extractor hood over, integrated dishwasher and fridge/freezer. Laminate tiled-effect flooring, period style radiator, tiled walls, ceiling light point, double glazed windows to rear elevation providing plenty of natural light and cityscape views. Concealed Worcester-Bosch combi boiler.

UTILITY SPACE: (5'5" x 3'3") (1.65m x 0.99m) plumbing and appliance space for washer/dryer. Useful space for general storage.





SITTING ROOM: (16'8" x 9'3") (5.09m x 2.81m) plenty of natural light provided by double glazed windows to front elevation with pleasant outlook over the attractive street scene. Wood effect flooring, moulded skirting boards, radiator, ceiling light point. Wooden panelling to one wall.

BEDROOM 1: (12'10" x 9'0") (3.90m x 2.74m) laid with fitted carpet, moulded skirting boards, period style radiator, wooden panelling to one wall, ceiling light point. Plenty of natural light provided by double glazed window to front elevation with attractive street scene views.

SHOWER ROOM/WC: modern suite comprising low level wc, wall mounted wash basin with storage drawers beneath, mixer tap and wall hung mirror with in-built lighting over. Large shower cubicle with glass door and screening and wall mounted system-fed shower. Useful shelving, tiled walls and floor, chrome effect heated towel rail, inset ceiling downlights and extractor fan.

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 October 1983. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £250. This information should be checked by your legal adviser.

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

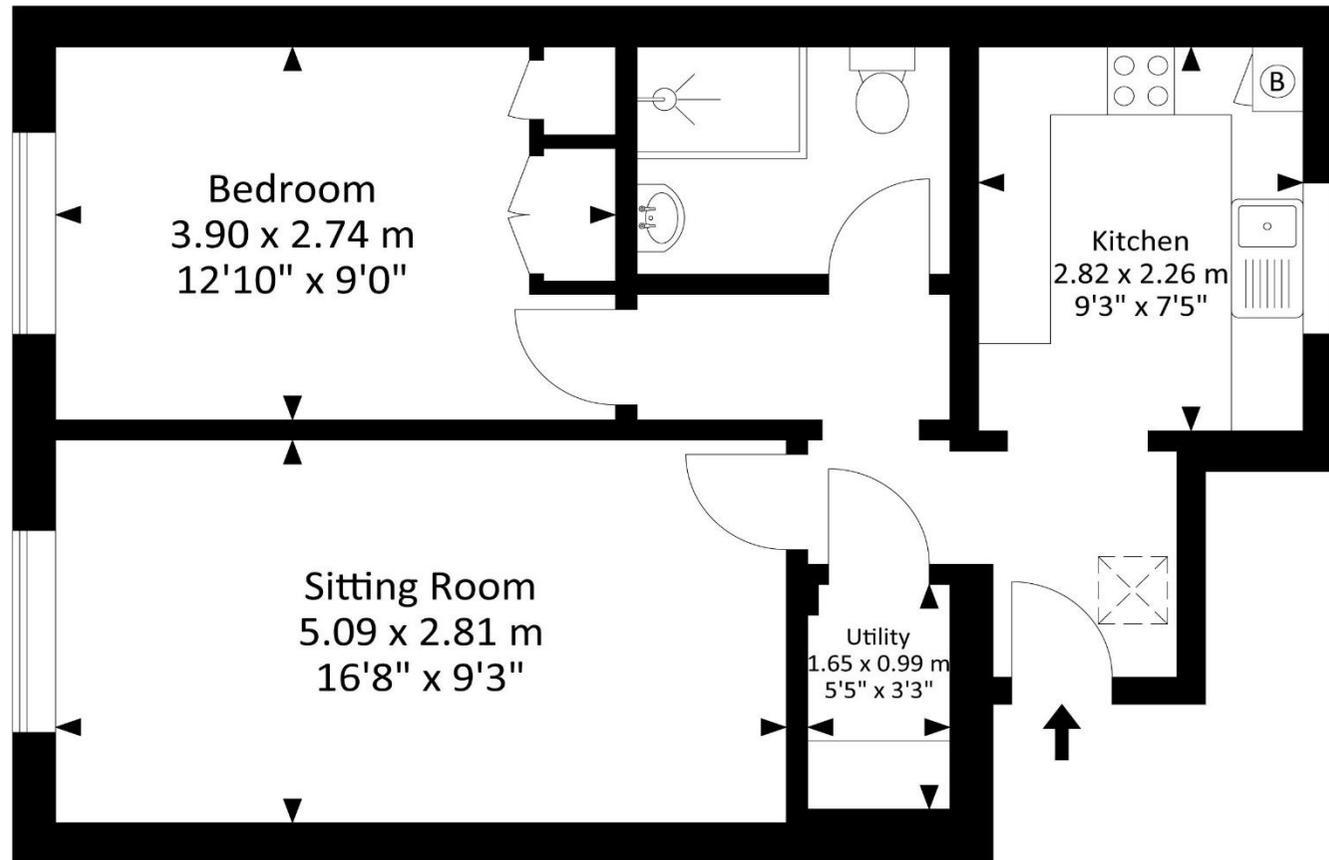
PLEASE NOTE:

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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Approx. Gross Internal Area 487.71 Sq.Ft - 45.31 Sq.M



Third Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.