



Flat 9 Shorland House, Beaufort Road

Guide Price £495,000

RICHARD  
HARDING

# Flat 9 Shorland House, Beaufort Road

Clifton, Bristol, BS8 2JT

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A light and airy two double bedroom (one ensuite) purpose-built apartment, situated on a desirable leafy side road in Clifton, close to Durdham Downs, and benefitting from extensive communal gardens and secure allocated underground parking.

## Key Features

- Offered with no onward chain making a prompt and convenient move possible.
- **Accommodation**:- spacious entrance hallway, large (23'10" x 12'6") through sitting/dining room with access onto a small south facing balcony, separate kitchen/breakfast room with modern fitted kitchen, two double bedrooms (one with ensuite shower room/wc) and further well presented bathroom.
- Located on Beaufort Road, a leafy wide side road in Clifton between Whiteladies Road and Clifton Village, whilst also being close to the green open space of Durdham Downs, Clifton Down shopping centre and train station and all central areas of Bristol.
- Gated secure underground parking and large lawned communal rear gardens.
- Lift and stairwell access.
- A well presented apartment with a pleasing layout, secure off street parking, outside space and a great location.



## ACCOMMODATION

**APPROACH:** via pathway leading through communal front gardens to the main communal entrance to the property where there is communal lift and stair access up to the second floor, where the private entrance flat 9 on the left hand side.

**ENTRANCE HALLWAY:** welcoming entrance with door entry intercom system, coat hooks, wood flooring and doors leading off to the sitting room, kitchen and bathroom. Further door accesses and inner hall that leads through to the two double bedrooms.

**SITTING ROOM:** (23'10" x 12'6") (7.28m x 3.82m) good sized through lounge/diner with double glazed bay window to front, further French doors access a small south facing balcony. Ample space for dining furniture. Electric wall heater, recessed nook with double glazed windows to front and rear. Wooden flooring, wall light point.

**KITCHEN/BREAKFAST ROOM:** (12'10" x 7'8") (3.91m x 2.33m) modern fitted kitchen comprising base and eye level shaker style units with wood block worktop over, breakfast bar and inset stainless steel sink and drainer unit. Integrated electric oven with 4 ring ceramic hob and extractor fan over, integrated washing machine and slimline dishwasher, integrated fridge/freezer. Wood flooring, double glazed window to front, wall light points.

**BEDROOM 1:** (10'10" x 10'5") (3.31m x 3.16m) double bedroom with bay window to side comprising double glazing, door accessing recessed wardrobe, wall mounted electric heater and door opening to:-

**Ensuite shower room/WC:** white suite comprising oversized shower enclosure with electric wall mounted shower, low level WC, wash handbasin, heated towel rail, tiled walls, inset ceiling downlights, extractor fan, tiled floor.





**BEDROOM 2: (14'10" x 7'10") (4.51m x 2.39m)** double bedroom with double glazed window to side elevation, door accessing recessed wardrobe, electric wall mounted panelled heater.

**BATHROOM/WC:** white suite comprising panelled bath with mixer taps and shower attachment, wall mounted wash basin with storage drawer beneath, low level WC, recessed alcove shelf, tiled floor and extractor fan.

## **OUTSIDE**

**COMMUNAL GARDEN:** large, landscaped communal gardens to the rear of the building with ample space to sit out.

**SECURE UNDERGROUND ALLOCATED PARKING:** accessed at the side of the property with remote controlled roller shutter gate. Allocated underground parking space for 1 car and is numbered 9.

## **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.

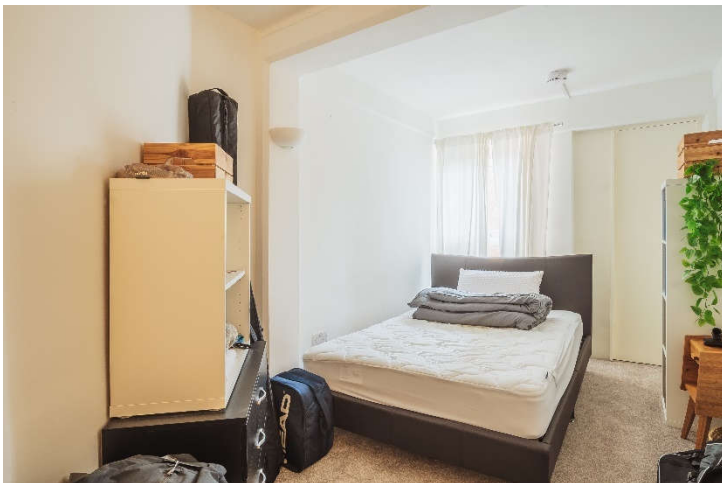
**TENURE:** it is understood that the property is Leasehold for the remainder of a 999 year lease from 24 June 1975. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the annual service charge is £3,000. This is paid over two instalments. 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.

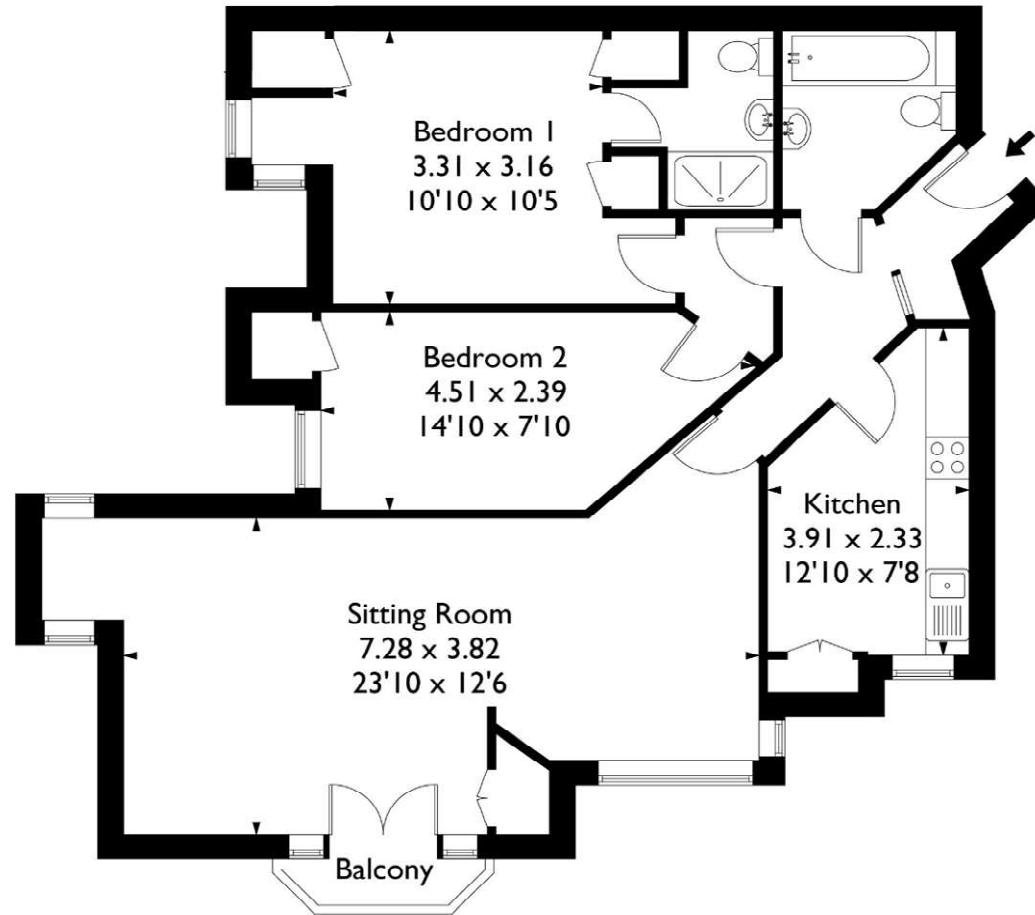


**EPC to follow**

**If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.**

# Shorland House, Beaufort Road, Clifton, Bristol BS8 2JT

Approximate Gross Internal Area 76.70 sq m / 825.90 sq ft



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.