



Flat 5, 8 Pembroke Road

Guide Price £335,000

RICHARD
HARDING

Flat 5, 8 Pembroke Road

Clifton, Bristol, BS8 3AX

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Commanding an elevated position on the top floor of an elegant Grade II Listed building situated within the heart of Clifton, an exceptionally well proportioned two double bedroom apartment with elevated city views which further benefits from being offered to the market with no onward chain.

Key Features

- Two double bedroom top floor apartment.
- Set within an elegant grade II listed Victorian building in a desirable Clifton location.
- Conveniently located, being within a short stroll of the amenities of Clifton Village & the Clifton Triangle. The city centre & the Downs with over 400 acres of green space is only a little further afield.
- Offered to the market with no onward chain.
- Separate kitchen (8'10 x 6'11).
- Located in the Clifton East (CE) residents parking scheme.
- Excellent storage, including two useful built-in store cupboards and loft space.

ACCOMMODATION

APPROACH: from the road, concrete pavement leads to two stone steps which subsequently ascend to the communal entrance through a four-panelled wooden communal entrance front door. This leads into a well maintained communal area housing post trays on the right side, steps ascend to the top floor of the building where the private entrance to the top floor flat can be found immediately in front of you via a wooden front door.

ENTRANCE HALLWAY: large and welcoming entrance hallway providing access to all the principal rooms of the flat including living room, kitchen, bedroom 1, bedroom 2 and shower room. The entrance hallway is laid with fitted carpet, radiator, moulded skirting boards, intercom entry phone, loft hatch providing access to useful storage space. Door off to large built-in cupboard space. Light point, carbon monoxide and smoke alarm.

SITTING ROOM: (16'3" x 11'2") (4.96m x 3.40m) large light and bright space with plenty of natural light coming through from the front elevation through single glazed sash window, moulded skirting boards, phone point, internet point, inset ceiling downlights, radiator. Laid with fitted carpet.

KITCHEN: (8'10" x 6'11") (2.70m x 2.10m) tiled effect laminate flooring, radiator, moulded skirting boards, single glazed sash window overlooking rear elevation and to communal gardens behind. The kitchen itself is fitted with an array of wall, base and drawer units, slimline dishwasher, electric oven with 4 ring induction hob above and overhead extractor hood. Light point, loft hatch, integrated fridge/freezer, space for freestanding washer/dryer, stainless steel sink with swan neck mixer tap over, roll edged wooden worktops with stylish brick splashbacks.





BEDROOM 1: (12'11" x 7'11") (3.93m x 2.42m) wood effect laminate flooring, moulded skirting boards, light point, radiator, lovely sash window overlooking front elevation allowing plenty of natural light through.

BEDROOM 2: (12'3" x 7'10") (3.73m x 2.40m) a lovely single glazed sash window overlooking communal gardens from the rear elevation, moulded skirting boards, radiator, light point, wood effect laminate flooring.

SHOWER ROOM/WC: (9'0" x 5'10") (2.74m x 1.78m) tiled effect laminate flooring, stone effect tiled surrounds on three sides, light point, extractor fan, chrome towel radiator, floor-standing wash hand basin with stainless steel taps over, low level wc, shaver point. Shower cubicle with wall mounted shower head and controls over.

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 31st October 1985. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £50. This information should be checked by your legal adviser.

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

PLEASE NOTE:

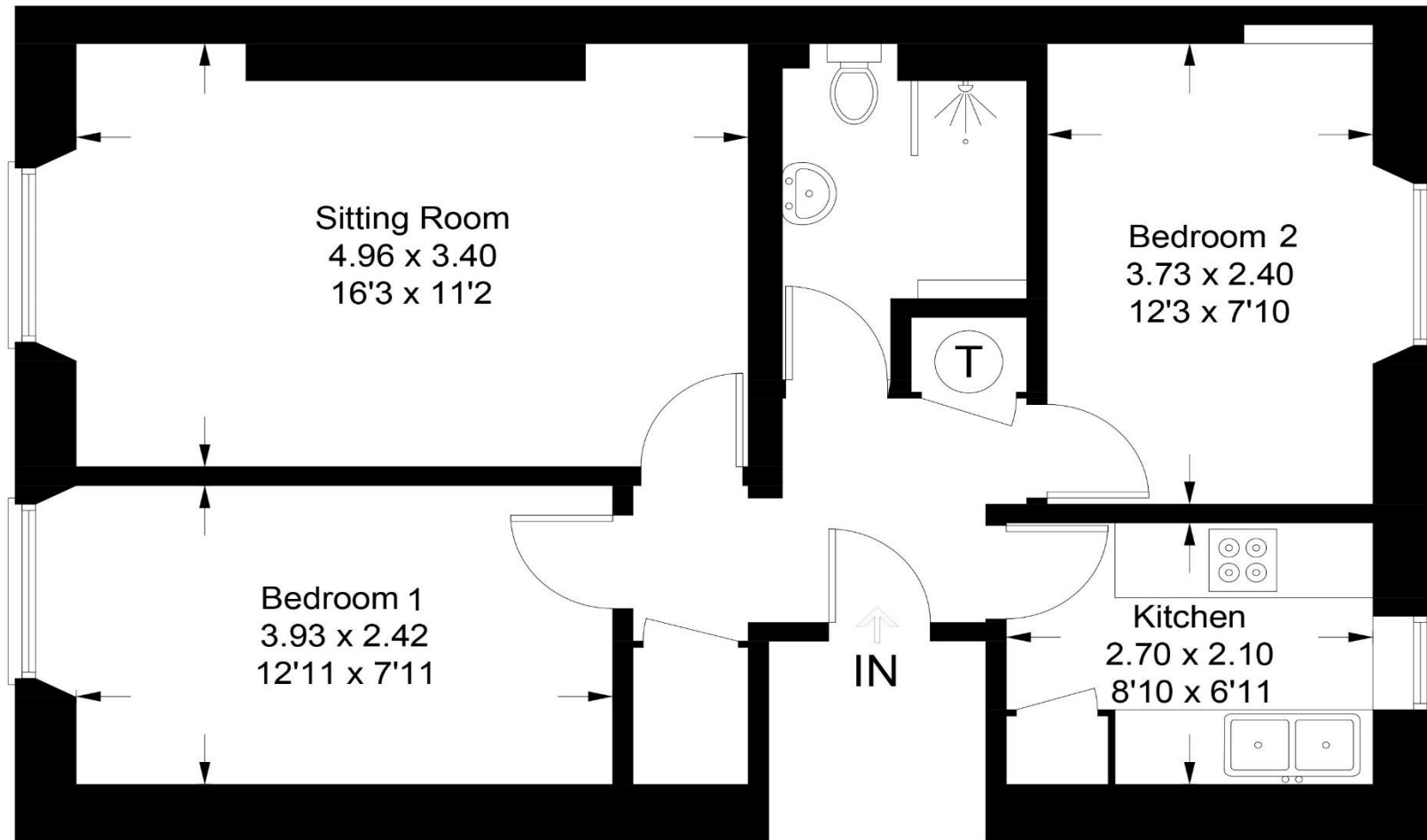
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2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum E rating**, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion 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 = 55.8 sq m / 601 sq ft



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID956585)