



Second Floor Flat, 24 All Saints Road
Guide Price Range £300,000 - £325,000

RICHARD
HARDING

Second Floor Flat, 24 All Saints Road

Clifton, Bristol, BS8 2JJ

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Commanding an elevated position on the top floor of a striking semi-detached Victorian building within a prestigious Clifton location nestled between Whiteladies Road & Pembroke Road, an exceptionally well finished one double bedroom apartment flooded with natural light.

Key Features

- Occupying the top floor of a handsome early Victorian building situated in a desirable Clifton location close to 400 acres of recreational space on offer from the famous Durdham Downs. Whiteladies Road is only a short stroll away with a range of local amenities, cafes, bars and restaurants, the Clifton Down shopping centre and Train Station with a direct link to Bristol Temple Meads. Clifton Village is only a little further afield.
- Having recently undergone an extensive renovation from the current owner, an exceptionally stylish flat flooded with natural light from both its front and rear elevation.
- Separate kitchen (8'8" x 8'2")
- Situated within the CE residents parking scheme.

ACCOMMODATION

APPROACH: from the pavement, the property is accessed over a level concrete pathway where three stone steps ascend to the wood panelled communal front door with intercom entry system. This opens to:-

COMMUNAL ENTRANCE HALLWAY: a bright and well maintained space with period staircase ascending to the top floor where the private entrance door can be found immediately in front of you.

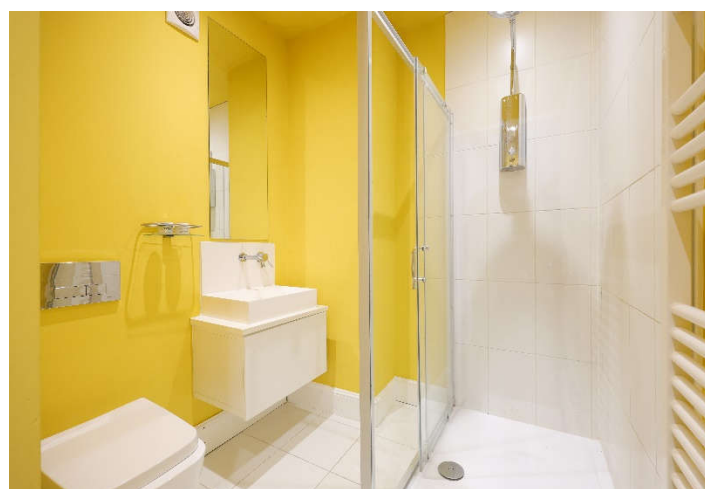
ENTRANCE HALLWAY: laid to carpet, ceiling light point, intercom system. Doors radiate to all rooms, including a useful storage space that provides plumbing and appliance space for washer/dryer and also houses coat hooks and shelving.

SITTING ROOM: (17'3" x 14'7") (5.25m x 4.45m) laid with fitted carpet, moulded skirting boards, two large double glazed windows to front elevation with leafy outlook, storage heater, TV point, internet point, multiple light points.

KITCHEN: (8'8" x 8'2") (2.65m x 2.50m) comprising an array of base and drawer units with working surface over, cube sink and drainer unit with swan neck mixer tap over. Integrated dishwasher, electric oven with 4 ring induction hob and extractor hood over, stylish marble effect splashback, integrated fridge/freezer. Double glazed window to front elevation providing plenty of natural light, multiple light points and recessed ceiling downlights, storage heater, moulded skirting boards, wooden floorboards.

BEDROOM: (16'1" x 10'2") (4.90m x 3.10m) good sized double bedroom laid with fitted carpet, storage radiator, ceiling light point, double glazed windows to rear elevation providing plenty of natural light and a pleasant leafy outlook, built-in wardrobes, moulded skirting boards.





SHOWER ROOM/WC: updated by the current owners and comprises low level dual flush wc, wall mounted wash handbasin with stainless steel tap over, shower cubicle with glass insert and wall mounted shower and controls, moulded skirting boards, heated towel rail/radiator, extractor fan, white cubed tiled flooring, inset ceiling downlights, loft hatch access point.

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 Freehold for the remainder of a 999 year lease from 1 January 1987. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £65. This information should be checked by your legal adviser.

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

PLEASE NOTE:

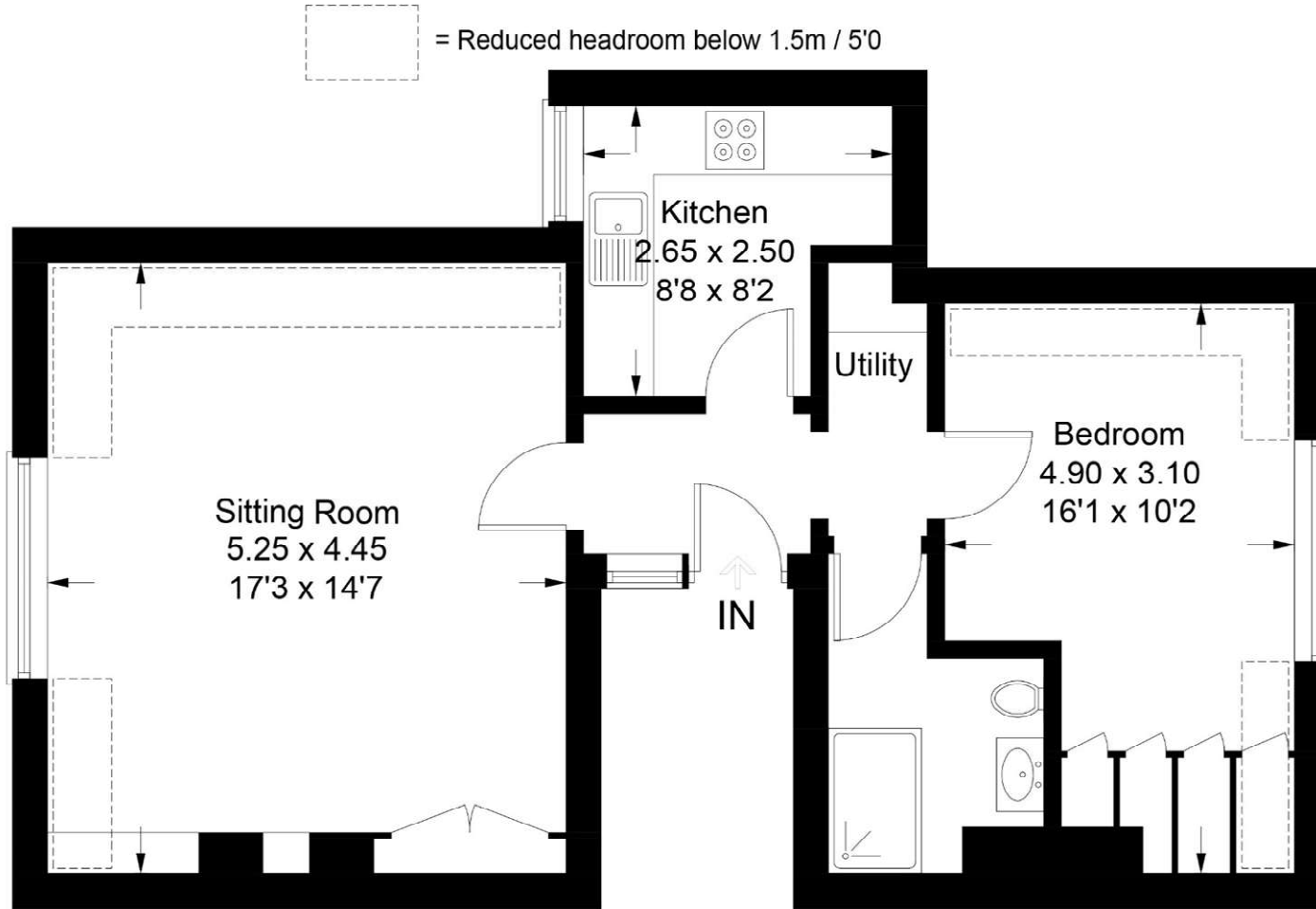
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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>
- The photographs may have been taken using a wide angle lens.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	39 E	
21-38	F		
1-20	G		

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

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Approximate Gross Internal Area = 52.5 sq m / 565 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1038572)