



121A Princess Victoria Street, Clifton  
Guide Price Range £425,000 - £450,000

**RICHARD  
HARDING**

# 121A Princess Victoria Street, Clifton, Bristol, BS8 4DD

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Nestled in the heart of Clifton Village on the corner of Princess Victoria Street & Wellington Terrace, an exceptionally well proportioned two double bedroom maisonette with its own private entrance offering nearly 1,300 sq. ft. of internal space finished to the highest of standards throughout.

## Key Features

- Occupying the ground & lower ground floor of a striking grade II listed building on the corner of Princess Victoria Street & Wellington Terrace within striking distance of the Clifton Suspension bridge, a remarkable maisonette recently refurbished by the current owners to an exceptional standard throughout in a first-class Clifton Village location.
- Recently renovated by the current owners and subsequently benefits from being finished to the highest of standards throughout, yet still retaining an abundance of characterful period features throughout.
- Resembles more of a house rather than maisonette due to its generous internal & external proportions alongside a private entrance.
- Useful courtyard space with various storage vaults.
- Two double bedrooms.

## GROUND FLOOR

**APPROACH:** the property is accessed on the corner of where Wellington Terrace meets Victoria Street, from pavement it is accessed over one concrete step which leads to two painted wooden doors which subsequently lead through to:-

**ENTRANCE VESTIBULE:** with inset doormat, various wall mounted coat hooks etc., ceiling light point. Secondary wooden door with glass insert leads into:-

**SITTING ROOM:** (15'9" x 14'3") (4.80m x 4.33m) a really bright and wide living space with plenty of natural light coming in via dual aspect single sash windows which have the lower half frosted for privacy. Column radiator and further radiator, stripped wooden floorboards, cast iron fireplace with wooden surround, picture rail, light point, internet point, tv point, various wall mounted shelving units. Alarm panel, carbon monoxide/smoke alarm. Door opening to:-

**INNER HALL:** laid with a wood effect laminate flooring, moulded skirting boards, ceiling light point. Open doorway through to:-

**KITCHEN:** (12'8" x 12'6") (3.86m x 3.81m) a really exceptional space with plenty of natural light coming in from the side elevation via partially frosted single sash window providing a degree of privacy, wood effect laminate flooring continues, moulded skirting boards, radiator. The kitchen comprises a variety of wall, base and drawer units, large Smeg range cooker with 6 ring gas hob and extractor hood above, square edged butcher style wooden worktops, inset Belfast sink with stainless steel swan neck mixer tap over, decorative white tiled splashbacks, space for freestanding fridge/freezer, space for freestanding island/breakfast bar etc. Integrated dishwasher. Cupboard housing wall mounted Worcester gas combi boiler. Picture rail, light point, smoke alarm, ceiling cornice, various wall mounted shelving units. Door accessing carpeted staircase descending to the lower ground floor.





## LOWER GROUND FLOOR

**HALL:** providing access off to the principal rooms of this level, including bedroom 1, bedroom 2 and shower room. Wooden door with glass inserts which leads out to useful courtyard space.

**BEDROOM 1: (16'4" x 11'7") (4.97m x 3.53m)** laid with fitted carpets, moulded skirting boards, radiator, single sash window overlooking the courtyard space with plenty of natural light through from Princess Victoria Street. Steps ascending to useful storage space, currently used as a snug (9'0" x 4'8") (2.74m x 1.41m) with small window to side elevation. Door accessing staircase up to ground floor.

**BEDROOM 2: (12'11" x 12'5") (3.93m x 3.78m)** laid with fitted carpets, moulded skirting boards, radiator, inset ceiling downlights, single sash multi-paned window overlooking the courtyard space allowing plenty of light through from Princess Victoria Street. Exceptionally large walk-in wardrobe style cupboard space which could potentially be turned into an en-suite depending on one's needs. A really good sized double bedroom with easily enough space for a double bed, desk, wardrobes, etc.

**SHOWER ROOM/WC:** low level wc, pedestal wash hand basin with stainless steel taps over. Shower cubicle with glass shower screen, wall mounted shower head and controls. Inset ceiling downlights, extractor fan, chrome towel radiator, tiled flooring, white brick style tiled walls on various sides.

## OUTSIDE

**USEFUL COURTYARD SPACE:** a subterranean concrete courtyard space with light wells above flooding plenty of natural light from Princess Victoria Street into the lower ground floor rooms. A useful space with various vault storage, currently utilised for bikes etc.

**UTILITY AREA: (31'7" x 6'0") (9.61m x 1.82m)**

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

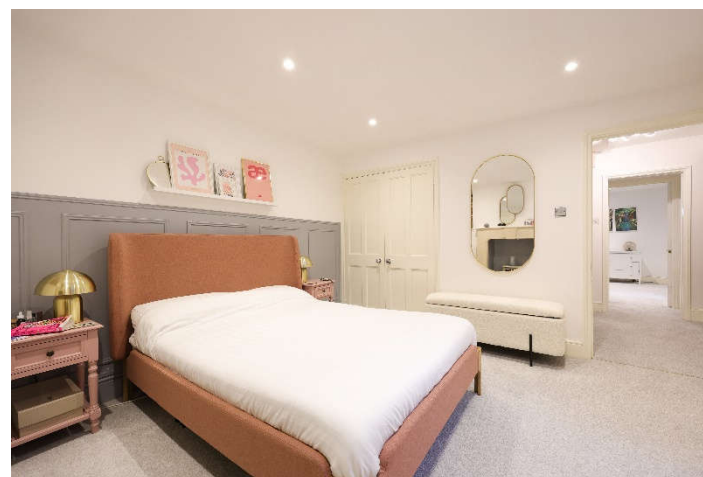
**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**TENURE:** it is understood that there are two flats within 121a Princess Victoria Street and each flat owns the Freehold of the other, with a perpetual yearly rent charge of £10.0s.0d p.a.. It is further understood that the property is Leasehold for the remainder of a 999 year lease which commenced on 24 June 2002. This information should be checked with 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.



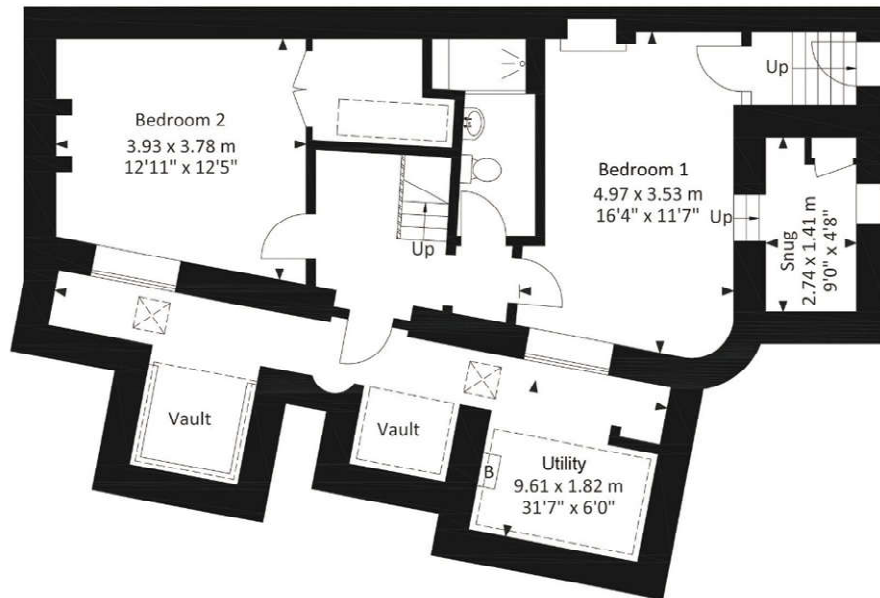
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Approx. Gross Internal Area 1045.71 Sq.Ft - 97.15 Sq.M

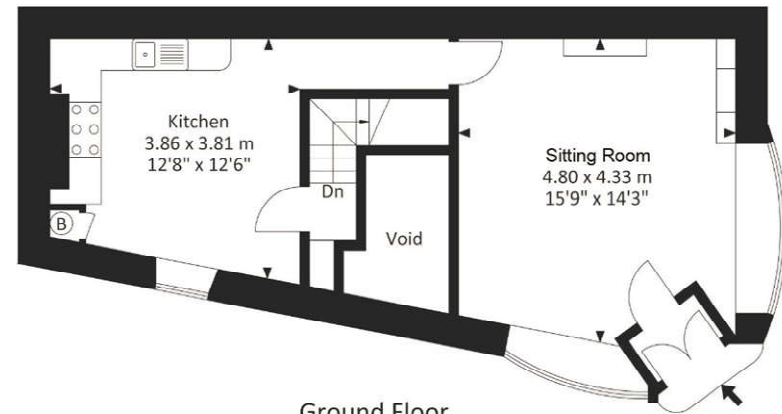
(Excluding Vault / Utility )

Vault / Utility Area 215.92 Sq.Ft - 20.06 Sq.M

Total Area 1261.63 Sq.Ft - 117.21 Sq.M



Lower Ground Floor



Ground 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.