



First Floor Flat, 30 Clifton Park Road

Guide Price £375,000

RICHARD
HARDING

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Clifton, Bristol, BS8 3HL

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A 2 bedroom first floor apartment, 1 of 4 flats within a converted Victorian building in a sought-after Clifton location.

Key Features

- A short distance from Clifton Downs, Clifton Suspension Bridge and Clifton Village.
- Situated in the CV Residents' Parking Zone.
- Over 3 metre high ceilings which continue throughout most of the apartment.
- Windows on 3 elevations providing an abundance of natural light.
- Benefitting from the remainder of a 999 year lease, a share in the Freehold and an internal management company.
- Front communal garden.

ACCOMMODATION

APPROACH: the property is approached via a side path leading to the communal entrance with stained glass windows providing natural light. Door into:-

COMMUNAL ENTRANCE HALLWAY: short hallway housing meter cupboards. Decorative turning staircase with ornated banister rail, dado rail and ceiling mouldings, with half landings turning to the first floor with natural light provided by atrium roof above. Private door at first floor leads into:-

CENTRAL HALLWAY: turning hallway providing access to all principal rooms. High ceilings which continue throughout the apartment, intercom entry phone, twin wood framed sash windows to side elevation, ceiling mouldings, radiator, wall mounted thermostat heating controls. Door into:-

KITCHEN/LIVING ROOM: (19'8" x 16'0") (6.0m x 4.88m) open plan arrangement, measured as one but described separately:

Kitchen: U-shaped polished wood worksurfaces with eye and base level units and breakfast bar area. Splashback tiling, stainless steel sink and drainer unit with swan neck mixer tap over. Integrated 4 ring gas hob with integrated double oven below and extractor hood over. Space for washer/dryer and space for fridge/freezer. Tiled flooring, ceiling light point.

Living Area: high ceilings with ceiling mouldings, central ceiling rose with ceiling light point, picture rail, twin wood framed sash windows to front elevation overlooking pleasant street scene views towards Clifton Cathedral with wood panelling surround, white marble fireplace mantelpiece with cast iron insert fire housing gas flame fire and slate hearth, radiators.

BEDROOM 1: (16'1" x 11'0") (4.90m x 3.36m) large double bedroom with twin wood framed sash windows to rear elevation, high ceilings continue with ceiling cornicing and central ceiling rose with light point, two radiators.

BEDROOM 2: (8'1" x 7'3") (2.47m x 2.22m) single bedroom with wood framed sash window to side elevation with radiator below, built-in shelving.

BATHROOM/WC: white suite comprising acrylic bath with mixer tap, mains fed shower over with glass shower screen, Villeroy Bosch wc with concealed cistern, medicine cabinet, hand basin set into Vanity unit with storage beneath, heated towel rail, ceiling mounted extractor fan, partially tiled walls, tiled flooring.





OUTSIDE

COMMUNAL GARDEN: east facing communal front lawned garden.

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 and benefitting from share of Freehold for the remainder of a 999 year lease from 1 January 1999. 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: C

PLEASE NOTE:

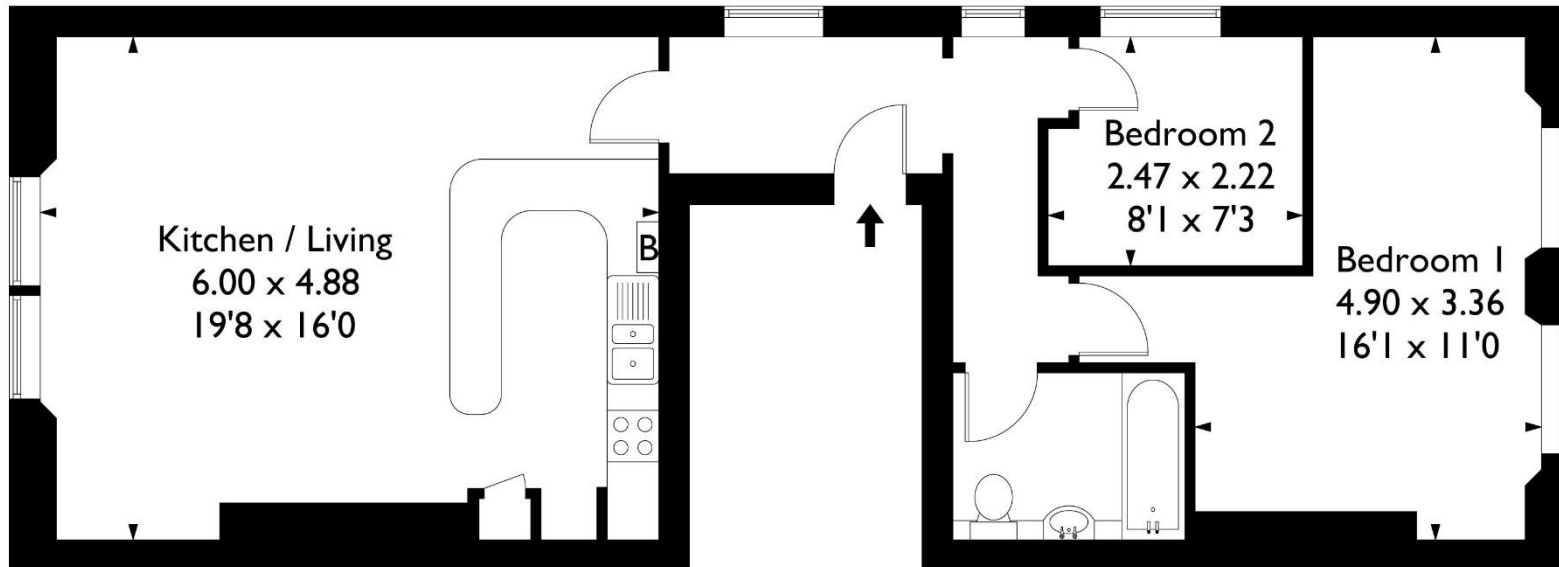
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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	64 D	79 C
39-54	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 642.6 sq m / 59.7 sq ft



First Floor

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.