



Garden Flat, 17 Whatley Road
Guide Price £400,000

RICHARD
HARDING

Garden Flat, 17 Whatley Road

Clifton, Bristol, BS8 2PS

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Nestled in a popular location on a quiet tree-lined street just off Whiteladies Road, a golden opportunity to acquire a large one-bedroom Clifton flat offering nearly a 1,000 sq.ft. of internal space along with private access to its own private large south facing rear garden.

Key Features

- Offering nearly 1,000 sq.ft. of internal space, its size is typically associated with most two beds in the local area.
- One double bedroom with en suite shower room/wc and cloakroom/wc off the hallway.
- Large private rear garden which enjoys most of the day's sun due to its south facing aspect.
- The current owners have also fitted a useful 'office pod' with power and electricity.
- Situated on the lower ground floor of a beautiful Victorian building on the doorstep of Whiteladies Road with its vast array of shops, bars, cafes, restaurants & more. Clifton Village is just a short stroll away, and Durdham Downs with over 400 acres of recreational space on offer, Clifton Down Train Station and access to the city centre are also within easy reach.
- The current owners have architectural plans to convert the property into a two bed (subject to necessary consents) which can be provided upon written request.
- Recently renovated by the current owners to a high standard throughout including a new recently fitted large separate kitchen (12'6" x 7'3")
- Useful large storage cupboards/vaults.
- Situated within the CE (Clifton East) residents parking zone.

ACCOMMODATION

APPROACH: from the pavement, level pathway leads to communal entrance door which opens to:-

COMMUNAL ENTRANCE HALL: a bright and well-maintained space with the private entrance door to the garden flat immediately in front of you. This opens to:-

PRIVATE ENTRANCE HALLWAY: carpeted staircase descends to garden level which opens out to a large, bright hallway with wood laminate flooring, moulded skirting boards, picture rail, ceiling coving, ceiling light points. Doors leads out to the garden, the living/dining room, inner hallway and a further door provides access to:-

CLOAKROOM/WC: low level wc, wall mounted corner wash handbasin with mixer tap, tiled splash back, radiator, inset ceiling downlights. Frosted window to the rear elevation providing natural light.

LIVING/DINING ROOM: (18'10" x 14'3") (5.75m x 4.34m) plenty of natural light provided by bay window to rear elevation comprising three wood framed sash windows overlooking the sunny rear garden. Wood laminate flooring continues, moulded skirting boards, picture rails, ceiling coving, ceiling light point with central ceiling rose, two radiators, internal glazed window looking into the:-

KITCHEN: (12'6" x 7'3") (3.80m x 2.22m) modern fitted kitchen comprising wall, base and drawer units with square-edged quartz worktops over with matching upstands, tiled splash backs and inset sink and drainer. Integrated appliances include fridge/freezer, gas oven, 4 ring induction hob and extractor hood over. Tiled flooring, moulded skirting boards, radiator, ceiling coving, ceiling light point, internal glazed window overlooking the living/dining room.

INNER HALLWAY: glazed door with glass panel and overlight leads from the main hallway. Wood laminate flooring continues, moulded skirting boards, picture rail, ceiling coving, ceiling light point. Doors lead off to useful utility and storage cupboards, kitchen and through to:-

BEDROOM 1: (17'11" x 11'11") (5.47m x 3.62m) large double bedroom with bay window to front elevation comprising two wood framed partially frosted sash windows. Wood laminate flooring, moulded skirting boards, Picture rail, ceiling coving, ceiling light point. Door to:-

En-Suite Shower Room/wc: recently renovated with modern suite comprising low level wc, square wash handbasin mounted into vanity unit with cupboard beneath and mixer tap over, large glass shower cubicle with wall mounted shower and additional handheld attachment. Tiled walls and flooring, inset ceiling downlights, chrome effect towel radiator, extractor fan. Single glazed wood framed frosted sash window to the front elevation providing natural light.





OUTSIDE

FRONT GARDEN: communal front garden with space for bin/recycling storage.

REAR GARDEN: (x) (m x m) large sunny rear garden with paved patio area closest to the building, lawned section and a raised decked terrace to rear with enough space for outdoor dining furniture, barbecuing and entertaining. Brick and timber fence boundary walls on all three sides. There is also a garden office and a:-

GARDEN STORE: (4'0 x 3'10") (1.22m x 1.17m) useful garden store currently housing the gas combi boiler. Great space for general storage.

GARDEN OFFICE: (7'5" x 5'8") (2.26m x 1.73m) wood framed glazed doors and full height window provide natural light to this useful space currently used as a home office. Fitted with light, power, WiFi extender and wood laminate flooring.

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 28 November 1996. The freehold is owned by the management company, of which the buyer would be granted a 25% share. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £75. 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		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

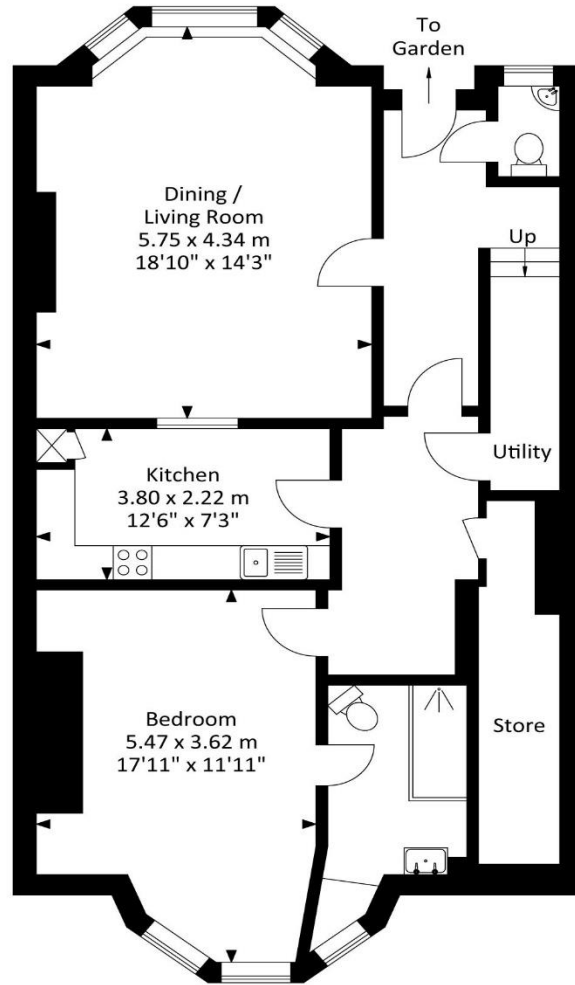
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

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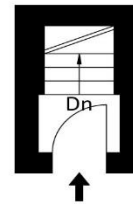
Approx. Gross Internal Area 912.56 Sq.Ft - 84.78 Sq.M

(Exclude Outbuilding)

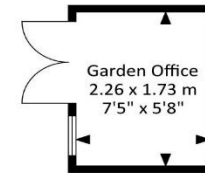
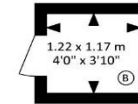
Outbuilding 57.47 Sq.Ft - 5.34 Sq.M



Lower Ground Floor



Ground Floor



Outbuilding

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.