



Second Floor Flat, 6 York Place  
Guide Price £315,000

RICHARD  
HARDING

# Second Floor Flat, 6 York Place

Clifton, Bristol, BS8 1AH

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A one double bedroom grade II listed second floor apartment offering well arranged and light accommodation throughout, measuring circa 757 sq. ft., conveniently positioned close to Clifton Village and Clifton Triangle and is offered with no onward chain.

## Key Features

- York Place enjoys an enviable setting being incredibly convenient for Clifton Village, Clifton Triangle and Park Street with all of their vast amenities being only a short walk away.
- **Accommodation:** entrance hallway, kitchen/breakfast room, sitting room, bedroom, bathroom/wc.
- Located within the Clifton Village (CV) residents parking scheme.
- A unique apartment of generous proportions which could benefit from modernisation in the fullness of time.

## ACCOMMODATION

**APPROACH:** pathway leads to communal front door and into an ornate communal hallway which is extremely well presented and maintained. Staircase rises to the second floor landing where the private entrance door to this apartment can be found immediately in front of you.

**ENTRANCE HALLWAY:** via wooden front door, two ceiling light points, coving, built-in storage cupboard housing boiler and hot water cylinder with slatted wooden shelving, additional high level storage cupboard above, door entry intercom system, built-in corner cabinet with shelving above, moulded skirting boards, doors radiate to kitchen/breakfast room, sitting room, bedroom and bathroom/wc.

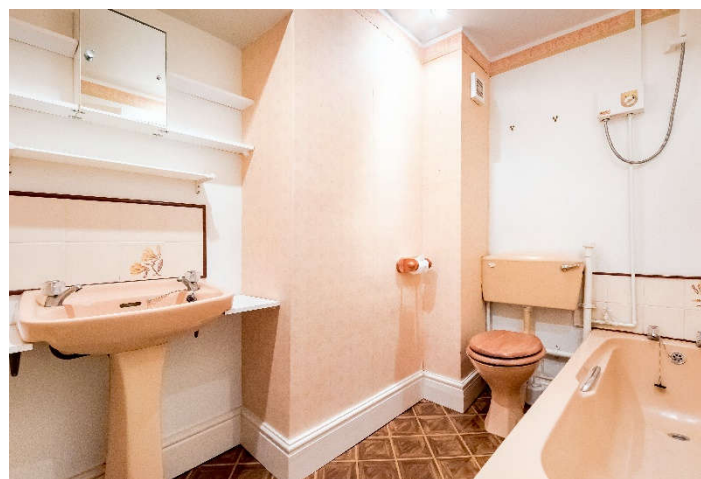
**KITCHEN/BREAKFAST ROOM:** (15'1" x 8'10") (4.60m x 2.70m) fitted with an array of wall, base and drawer units with laminate worktop over, integrated electric oven with 4 ring electric hob and extractor fan over. Space for fridge, freezer and washing machine. Tall ceilings, ceiling light point, large multi-paned sash window overlooking the front elevation, space for breakfast table and chairs, moulded skirting boards.

**SITTING ROOM:** (14'7" x 14'1") (4.45m x 4.30m) a beautifully proportioned room with tall ceilings, ceiling rose with ceiling light point, cast iron period fireplace with wooden surround, coving, multi-paned sash window overlooking the rear elevation with a green and leafy outlook, dado rail, radiator, tall moulded skirting boards.

**BEDROOM:** 10'5" x 10'4" (3.17m x 3.14m) a large double bedroom with tall ceilings, ceiling rose with ceiling light point, two multi-paned sash windows overlooking front elevation. Fitted mirror wardrobes flank the whole of the wall to the left of the windows with hanging rail and shelving above. Wall light point, two radiators, moulded skirting boards.

**BATHROOM/WC:** bathroom suite comprising of low level wc, pedestal wash hand basin, bath with electric shower over, tiled surrounds, ceiling downlighters, extractor fan, radiator, moulded skirting boards.





### **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 1 April 1983 with an annual ground rent of £20 p.a. We further understand that this property owns a share of the Freehold for the building. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £100. This information should be checked by your legal adviser.

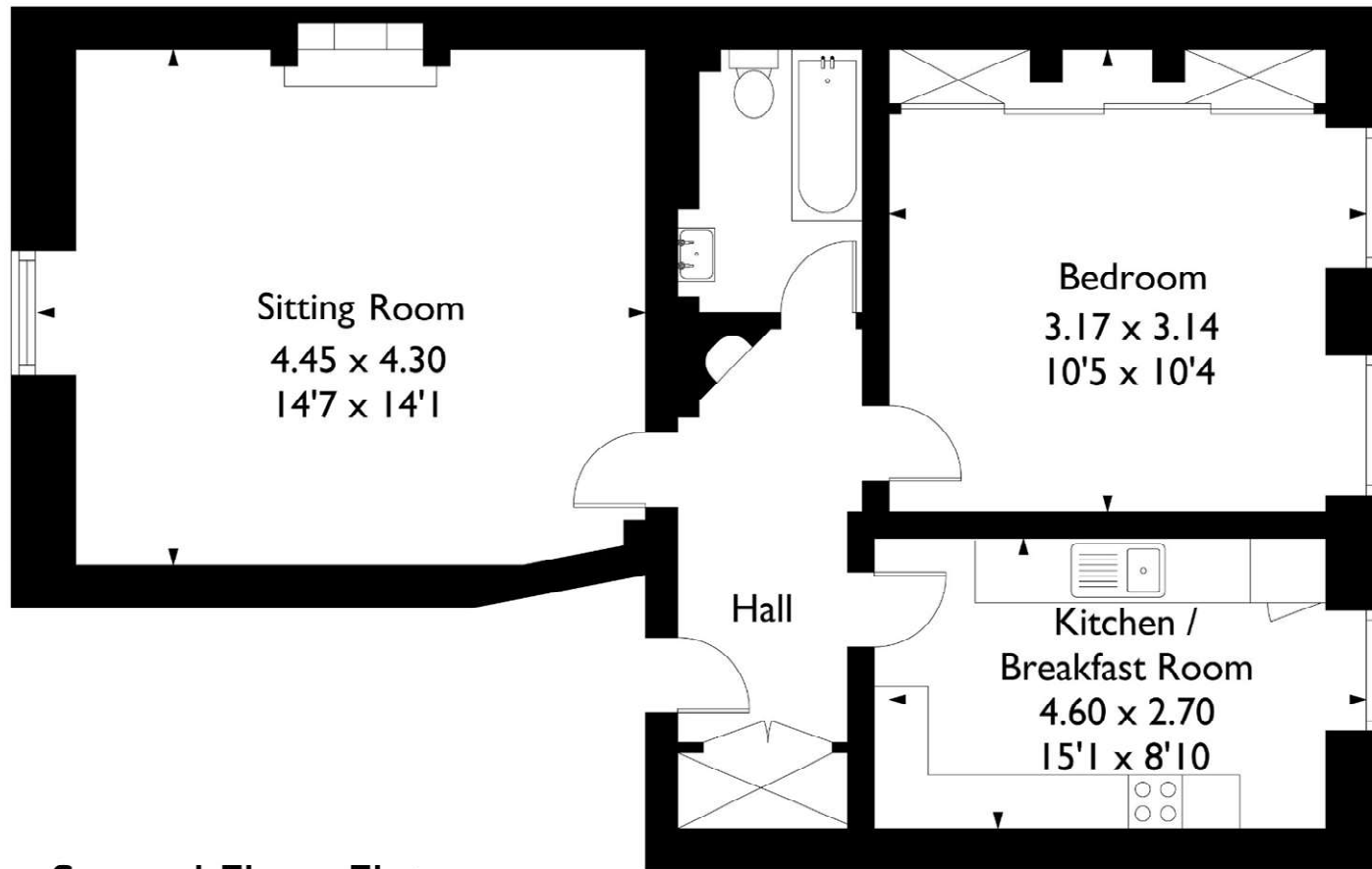
**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: C

### **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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Approximate Gross Internal Area = 70.42 sq m / 757.99 sq ft



## Second Floor Flat

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.