



27A High Street, Clifton
Guide Price Range £475,000 - £500,000

RICHARD
HARDING

27A High Street, Clifton, Bristol, BS8 2YF

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Situated on the doorstep of over 400 acres of green space on offer from the famous Durdham Downs, a substantial (circa 1,105 sq. ft.) 2 bedroom maisonette spread over three floors with its very own private entrance, driveway & single garage, which in turn resembles more of a house rather than an apartment.

Key Features

- Spread over three floors of this substantial period building, this special apartment benefits from its own private entrance, driveway and single garage.
- Recently renovated by the current owners to a high standard throughout, the apartment is flooded with natural light. An early viewing is unhesitatingly recommended.
- Over 1,100 sq. ft. of internal space on offer.
- Wonderful location, nestled in a historic part of Clifton, just yards from the green open spaces of Durdham Downs and the convenience of the shops, cafes, restaurants and bus connections of Whiteladies Road, making it an ideal location to explore the city.

GROUND FLOOR

APPROACH: the property is accessed from the pavement over a level driveway with parking for one vehicle to the front. The entrance to the property is immediately in front of you via a concrete step which leads to a four-panelled wooden front door with glass inserts, opening to:-

ENTRANCE HALLWAY: a bright and well maintained entrance hall, radiator, carpeted staircase ascends to the upper floors of this beautiful maisonette. Tiled flooring, inset doormat, head height cupboard housing the electricity meter. Understairs space with plenty of room for vacuum cleaner, etc. Wooden door leads off to:-

UTILITY ROOM: with space for freestanding washer/dryer, Belfast style sink with stainless steel taps over, light point.

FIRST FLOOR

LANDING: four-panelled wooden door opens to:-

DINING ROOM: (11'10" x 6'11") (3.60m x 2.11m) beautiful stripped wooden floorboards, light coming in from the front elevation via multi-paned single sash window with leafy outlook across to street scene. Access off to the kitchen and opening immediately on your right hand side to sitting room, radiator.

KITCHEN: (12'0" x 5'5") (3.66m x 1.66m) comprising a variety of wall, base and drawer units, stainless steel sink with drainer unit to side and swan neck mixer tap over, stripped wooden floorboards, space for freestanding fridge/freezer, integrated gas oven with 4 ring hob and overhead extractor fan, glass splashback behind cooker and tiled splashbacks above worksurfaces, ceiling light point, inset ceiling downlights.

SITTING ROOM: (13'7" x 12'8") (4.13m x 3.87m) light coming in from the side elevation via partially frosted single sash window, wooden floorboards, ceiling light point, internet point, ceiling cornice and centre rose, space for log burner, picture rail, moulded skirting boards, radiator.

INNER HALL: currently used as a study area, laid with fitted carpet, light coming in from the front elevation via a multi-paned single sash window. Door to bedroom 2 and four-panelled wooden door to bathroom/wc. Carpeted staircase ascends to the second floor.

BEDROOM 2: (13'7" x 7'3") (4.14m x 2.21m) laid with fitted carpet, radiator, light coming in from the rear elevation via multi-paned single sash window with a lovely outlook over street scene, wall mounted wardrobes, moulded skirting boards, ceiling light point. Shelving space.





BATHROOM/WC: a recently refurbished bathroom with tiled flooring, wall mounted hand wash basin, low level dual flush wc, bath set into stone surrounds with wall mounted stainless steel shower head and controls over, shower screen, stylish decorative tiled walls, inset ceiling downlights, extractor fan, chrome towel radiator.

SECOND FLOOR

LANDING: multi-paned single sash window to front elevation with street scene, door to:-

BEDROOM 1: (16'1" x 13'3") (4.90m x 4.03m) an exceptionally well proportioned dual aspect master bedroom with easily enough space for a king size bed, desk, wardrobes etc, depending upon ones needs. Laid with fitted carpet, radiator, moulded skirting boards, multi-paned single sash windows to front and rear allowing plenty of natural light into this master bedroom, large integrated wardrobe spaces, radiator.

OUTSIDE

PARKING: level driveway with parking space for one vehicle in front of the single garage.

GARAGE: (16'5" x 6'8") (5.00m x 2.02m) with up and over door, opening through to storage vault (7'5" x 6'4") (2.25m x 1.93m).

IMPORTANT REMARKS

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

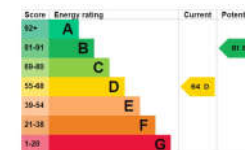
FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property owns a share of the Freehold for the building. This information should be checked with 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.

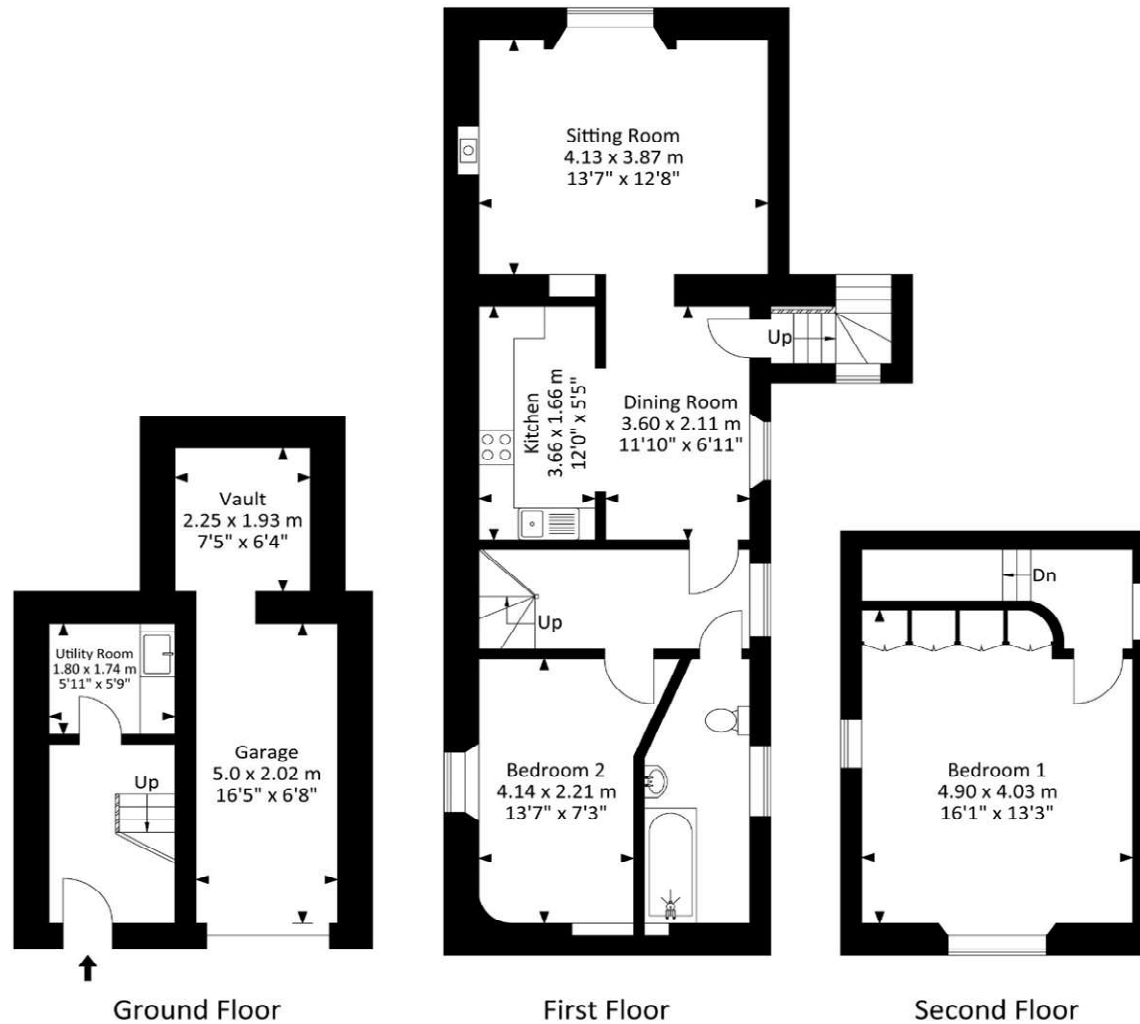


If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



High Street, Clifton, Bristol, BS8 2YF

Approx. Gross Internal Area | 105.88 Sq.Ft - 102.74 Sq.M



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.