



First Floor Flat, 19 Cornwallis Crescent

Guide Price £475,000 - £500,000

RICHARD
HARDING



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Clifton, Bristol, BS8 4PJ

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With uninterrupted southerly facing views across South Bristol and beyond, a golden opportunity to acquire an exceptionally well-proportioned 2 bedroom balcony apartment which commands an elevated position on the first floor of a handsome Grade II listed Georgian terraced building situated along one of Clifton's most coveted roads. To be offered to the market with no onward chain.

Key Features

- Commanding an elevated position on the first floor of a stunning Grade II listed Georgian building.
- Benefits from a beautiful balcony which subsequently enjoys exceptional south facing views across the city and beyond.
- Two double bedrooms with the second benefiting from a useful mezzanine level.
- Exceptionally high ceilings rarely seen with flats of this level at circa 12'5" throughout resembling something you would associate with the hall floor level.
- Situated within the CV residents parking scheme.
- Positioned on a much sought after road in Clifton Village close to the shops, cafes and restaurants as well as the Suspension Bridge. Bristol's historic harbourside is also only a little further afield.
- Recently renovated to an exceptional standard by the current owners including new boiler (Apr 2023) and new bathroom (Aug 2023).
- Access to communal gardens spanning the length of the Crescent.
- To be offered to the market with no onward chain.





ACCOMMODATION

APPROACH: the property is accessed from pavement over a level concrete pathway which leads to a four panelled wooden communal entrance door which leads into a wide and bright:-

COMMUNAL ENTRANCE HALLWAY: carpeted staircase with wooden balustrade ascends to the upper levels where immediately on the first floor landing is the private entrance to this apartment accessed via a four panelled wooden door into:

ENTRANCE HALLWAY: a wide and bright entrance hallway providing access off to the principal rooms of the apartment including bedroom 1, bedroom 2, open plan kitchen/living space and also doors radiate off to the family shower room/wc and mezzanine level. Fitted carpet, intercom entry system, moulded skirting boards, light point, inset ceiling downlights. Large cupboard space handy for general storage etc.

BEDROOM 1: (18'1" x 9'5") (5.52m x 2.87m) laid with fitted carpet, beautiful high ceilings of 12'6", flooded with natural light from the front elevation via multi-paned single sash window with a leafy outlook across towards the street scene, moulded skirting boards, multiple light points. Easily enough space for a king size bed, desk, wardrobes etc dependent upon one's needs.

BEDROOM 2: (12'8" x 6'2") (3.85m x 1.88m) lots of light coming in via the front elevation via multi-panelled single sash window with the same outlook as bedroom 1, moulded skirting boards, gas column radiator, built in fitted wardrobes, cupboard housing combi boiler (installed in Apr 2023). This leads to:-

MEZZANINE LEVEL: accessed by a ladder, which in turn provides space for a secondary bed or desk etc dependent upon one's needs.

SHOWER ROOM/WC: laid with stylish tiled flooring, low level wc, shower cubicle with wall mounted brass shower head and controls, extractor fan, painted towel radiator, light point, floor standing wash hand basin with tap over and ceramic bowl, shaver point, marble tiled walls on two sides, natural stone floor tiles with underfloor heating.

OPEN-PLAN KITCHEN/LIVING SPACE : measured and described separately as follows: light flooding in from the rear elevation.

Living Space: (18'3" x 14'7") with ceiling height of 12'6") (5.55m x 4.44m/3.81m) light flooding in from the rear elevation via multi panelled single sash windows with stunning outlook towards South Bristol, Dundry and beyond. Laid with fitted carpet, light point, space for log burner, moulded skirting boards, staircase ascends to mezzanine level which could also be utilised as an office/desk room, light point, tv point, internet point.

Mezzanine Level: laid with beautiful wooden flooring, enough space for double bed, desk etc dependent upon one's needs and is currently utilised that way. A really clever way of using the space.

Kitchen/Diner: (10'9" x 7'7") (3.27m x 2.30m) comprises of a variety of wall, base and drawer units, beautiful oak wood flooring, integrated oven with 4 ring induction hob over and extractor hood above, space for free standing fridge/freezer, space for dishwasher, 1½ bowl ceramic sink with integrated drainer to side and brass swan neck tap over.

Balcony: externally the property benefits from a large balcony with views across South Bristol, Dundry and beyond. Enclosed by metal railings with wooden flooring. Also overlooking the communal garden of Cornwallis Crescent.

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 800 year lease from 10 October 1988 with a rent charge of £20 p.a.. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge as of June 2024 will be £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 = 60.73 sq m / 653.69 sq ft

Mezzanine Area = 6.96 sq m / 74.91 sq ft

Total Area = 67.69 sq m / 728.60 sq ft (Excluding Storage)

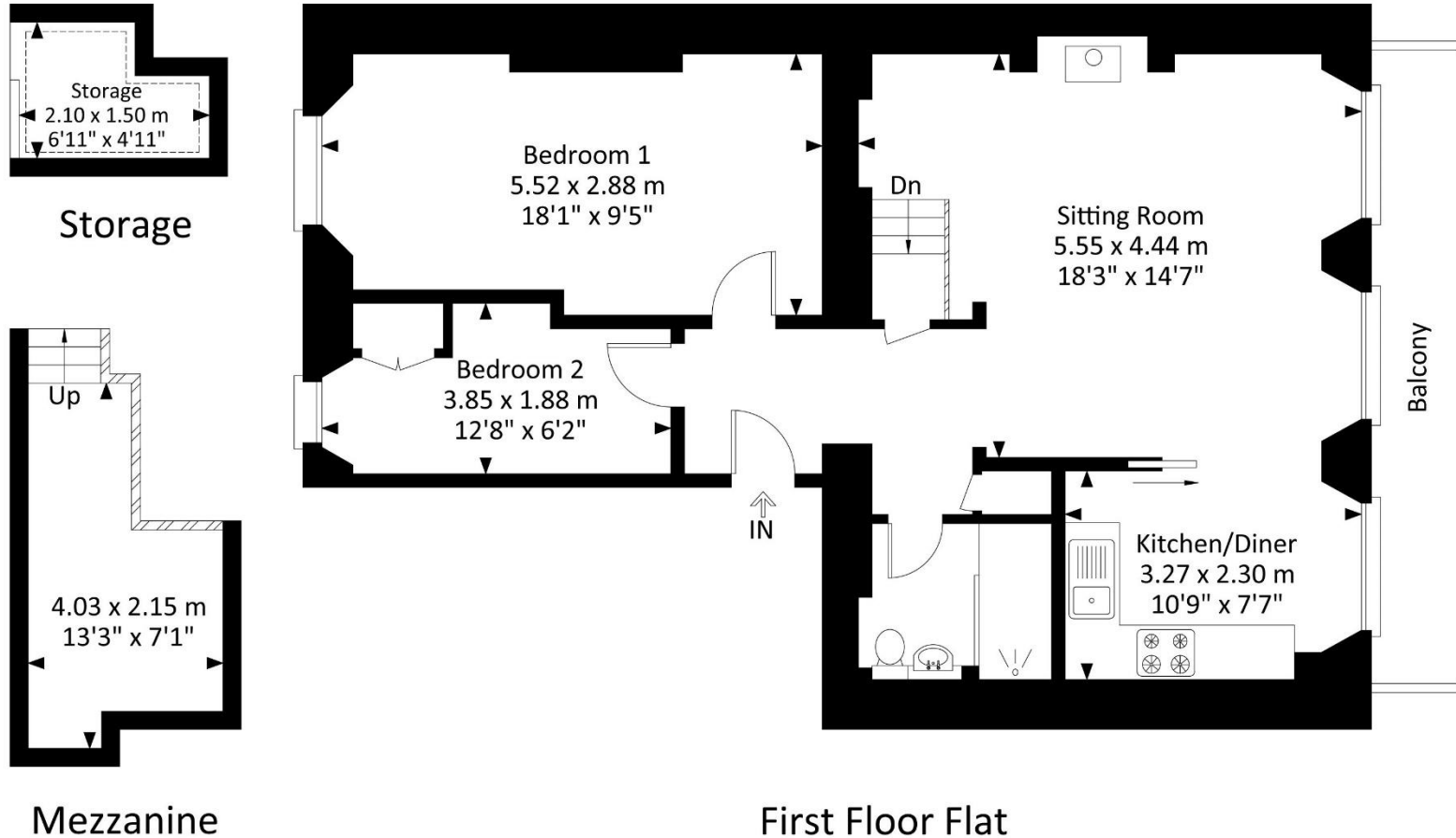


Illustration for identification purposes only, measurements and approximate, not to scale.