



Top Floor Flat, Flat 5, 60 St Pauls Road  
Guide Price £340,000

RICHARD  
HARDING

# Top Floor Flat, Flat 5, 60 St Pauls Road

Clifton, Bristol, BS8 1LP

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A beautifully presented 2 double bedroom loft style apartment with its own staircase and high vaulted ceilings. Situated within an attractive early Victorian, Georgian style Grade II listed terrace equidistant from Clifton Village and Whiteladies Road.

## Key Features

- Set in a favourable and convenient location a short distance to Whiteladies Road, Clifton Triangle/Park Street and also Clifton Village. The popular Lido spa and restaurant is a few minutes walk.
- A Grade II listed early Victorian building, part of "Leicester Terrace", 1 of 9 circa 1852 houses.
- **Accommodation:** communal hallway, stairwell, landing/dining area, kitchen/living room, bedroom 1, bedroom 2 and shower room/wc.
- The property has been totally refurbished in recent years including rewiring, new boiler, new carpets, new bathroom, new kitchen, installation of secondary glazing and full decoration and renovation throughout.
- Situated within the CE residents parking zone.
- An internally managed building, the flat has a long lease and benefits from a share of the freehold.
- Backs onto Arlington Gardens. This is a communal garden dating from the mid-19th century. It is understood that since 2012 local residents meet once a month and undertake some necessary maintenance.

## ACCOMMODATION

**APPROACH:** the property is approached over walkway through panelled wooden communal door with intercom entry phone system into:-

**COMMUNAL HALLWAY:** spacious entrance hall providing access for the flats within the building, rises to the upper floors, private entrance into:-

**STAIRWELL:** private turning staircase with exposed wooden floor on entry, coat hanging space, wood framed sash window at half landing with further staircase rising to:-

**LANDING/DINING AREA:** naturally lit by wood framed sash window to the rear elevation and further skylight, an attractive central hall with glass balustrade over the stairwell, space for dining table, intercom entry phone, **Airing Cupboard** housing Zanussi gas boiler with electric consumer unit and shelving. Further cupboard with plumbing for washing machine and further storage shelves and four doors to remaining rooms.

**KITCHEN/LIVING ROOM:** (14'3" x 12'9") (4.34m x 3.88m) wood framed sash window to the rear elevation with column radiator below, exposed timber flooring throughout with high vaulted ceiling. Fully fitted kitchen with eye and floor level cupboards and drawers with square edge work surfaces with integrated 1½ stainless steel sink and swan neck mixer tap and metro tile splashback. Integrated double electric oven with 4 ring hob and extractor hood over, corner shelving, further work surface area provides breakfast bar with seating for 2 with built in wine cooler and further storage cupboards and exposed A frame rafters.

**BEDROOM 1:** (11'4" x 10'0") (3.46m x 3.06m) wood framed sash window to the front elevation with column radiator below, exposed timber flooring.





**BEDROOM 2: (13'0" x 7'10") (3.97m x 2.39m)** wood framed sash window to the front elevation with column radiator below, exposed timber flooring, access to loft space.

**SHOWER ROOM/WC:** fully tiled room with walk in corner shower cubicle with glass side screen and over-sized rain head shower, wall hung square edged hand basin with mixer tap and cupboard below, mirrored medicine cabinet over with light and anti-fog sensor switch, close coupled wc, wall mounted heated towel rail and ceiling mounted extractor fan.

**COMMUNAL PARK GARDENS:** lawned communal park gardens enclosed by wall and fence boundaries.

### **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 which commenced on 1 January 1982 with flat owners benefitting from a share of the freehold. This information should be checked by your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £50 and the building is managed internally. This information should be checked by your legal adviser.

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

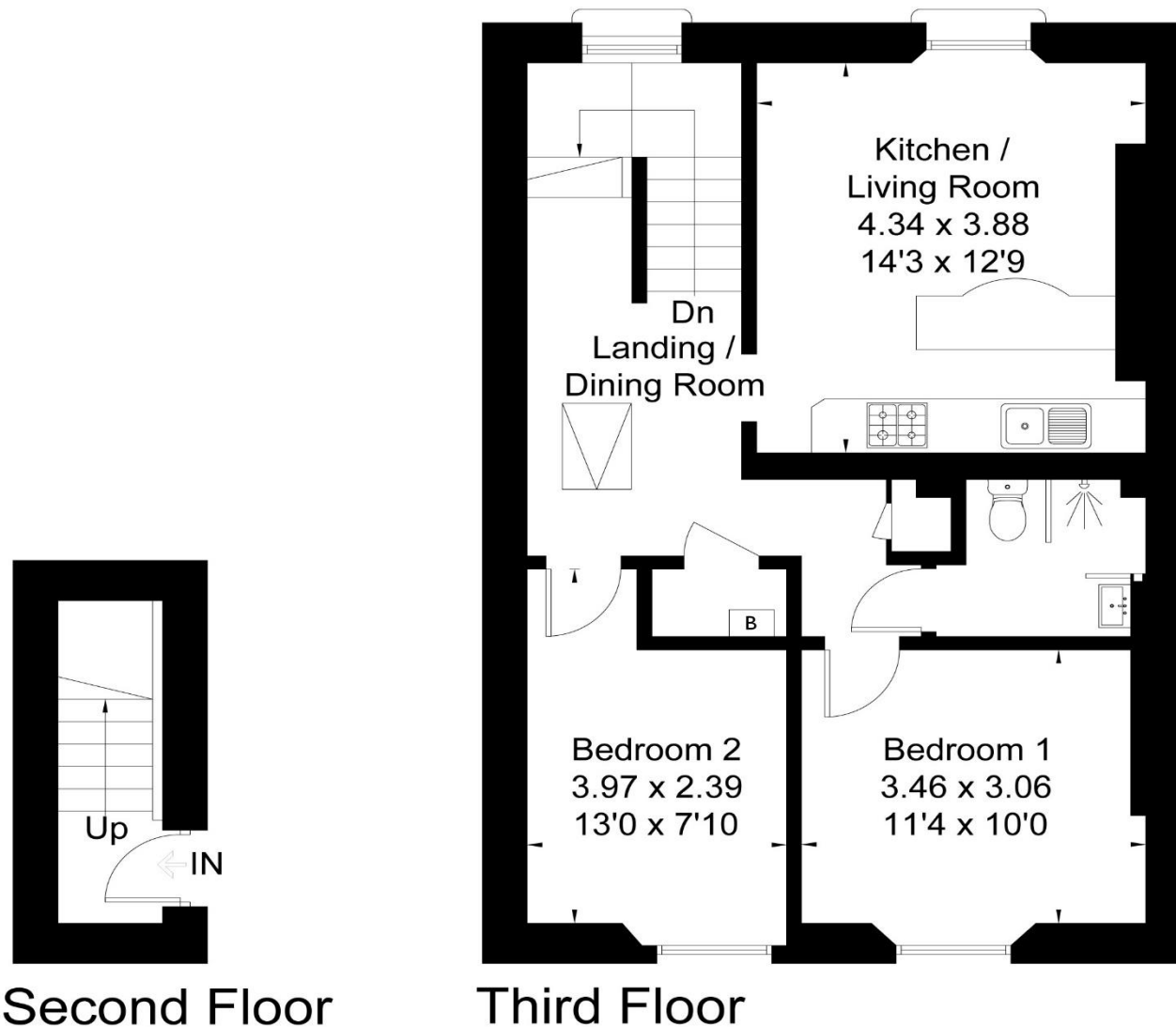
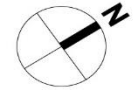
#### **PLEASE NOTE:**

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.



# St Pauls Road, Clifton, Bristol, BS8 1LP

Approximate Area = 63.2 sq m / 680 sq ft



Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 245164