



Courtyard Garden Flat, 11 Cornwallis Crescent
Guide Price, £365,000

RICHARD
HARDING

Courtyard Garden Flat, 11 Cornwallis Crescent

Clifton, Bristol, BS8 4PL

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A very large 1 double bedroom apartment with flagstone courtyards to the front and rear, 2 external vaults and direct access onto the quite delightful communal gardens of Cornwallis Crescent.

Key Features

- Having undergone renovation throughout 2023 the apartment is presented to a very high standard with brand new kitchen and bathroom.
- Internally there are very large principal rooms, high ceilings and large multi-paned sash windows which combine to create a bright, spacious and airy feel.
- Externally the apartment benefits from flagstone courtyards to both the front and rear. The rear courtyard provide access into two barrelled ceiling vaults and into the very large and impressive communal garden - a tranquil oasis in the centre of Clifton which creates the special feeling of community that residents along the terrace treasure so dearly.
- Cornwallis Crescent is a historic Georgian grade II* listed terrace enjoying a very pleasant and convenient location - overlooking gardens to the front and rear and within easy reach of Clifton Village and a short walk down the hill to Bristol's historic harbourside.



ACCOMMODATION

ENTRANCE HALLWAY: (22'2" x 7'6") (6.76m x 2.29m) doors to sitting room, bedroom and bathroom. Radiator.

SITTING ROOM: (15'9" min x 15'6") (4.81m x 4.72m) two large multi-paned sash windows with working shutters to rear elevation, two shallow storage cupboards with painted doors to either side of the chimney breast, exposed stone constructed fireplace with wooden mantle and marble hearth.

KITCHEN: (15'4" x 5'11" widening to 6'6") (4.67m x 1.80m/1.97m) range of kitchen units, electric oven and hob, inset sink with drainer unit to side, space and plumbing for automatic washing machine, extract fan, wall mounted gas boiler, radiator, casement window to side elevation, partially tiled walls, glazed door to side elevation.

BEDROOM: (15'8" x 14'2") (4.78m x 4.31m) two large multi-paned sash windows to front elevation with working shutters. Radiator.

BATHROOM/WC: (7'7" x 5'10") (2.31m x 1.78m) white suite comprising low level wc, pedestal wash hand basin, enamel bath with overhead shower and screen, partially tiled walls, heated towel rail. **Airing Cupboard** with shelving and stop tap.





OUTSIDE

FRONT COURTYARD: (22'0" x 7'8") (6.71m x 2.34m) flagstone floor, painted, rendered and stone walls, access to meter cupboards.

REAR COURTYARD: (15'1" x 8'11") (4.60m x 2.72m) painted stone and rendered walls, flagstone floor. NB: the vaults are for services only and not for storage.

Vault 1: (12'7" x 6'9") (3.83m x 2.06m)

Vault 2: (12'5" x 6'8") (3.78m x 2.03m) with access to communal garden.

Vault 3: (6'3" x 4'7") (1.91m x 1.40m)

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 the property is Leasehold for the remainder of a 999 year lease from 25 March 1856. This 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: A

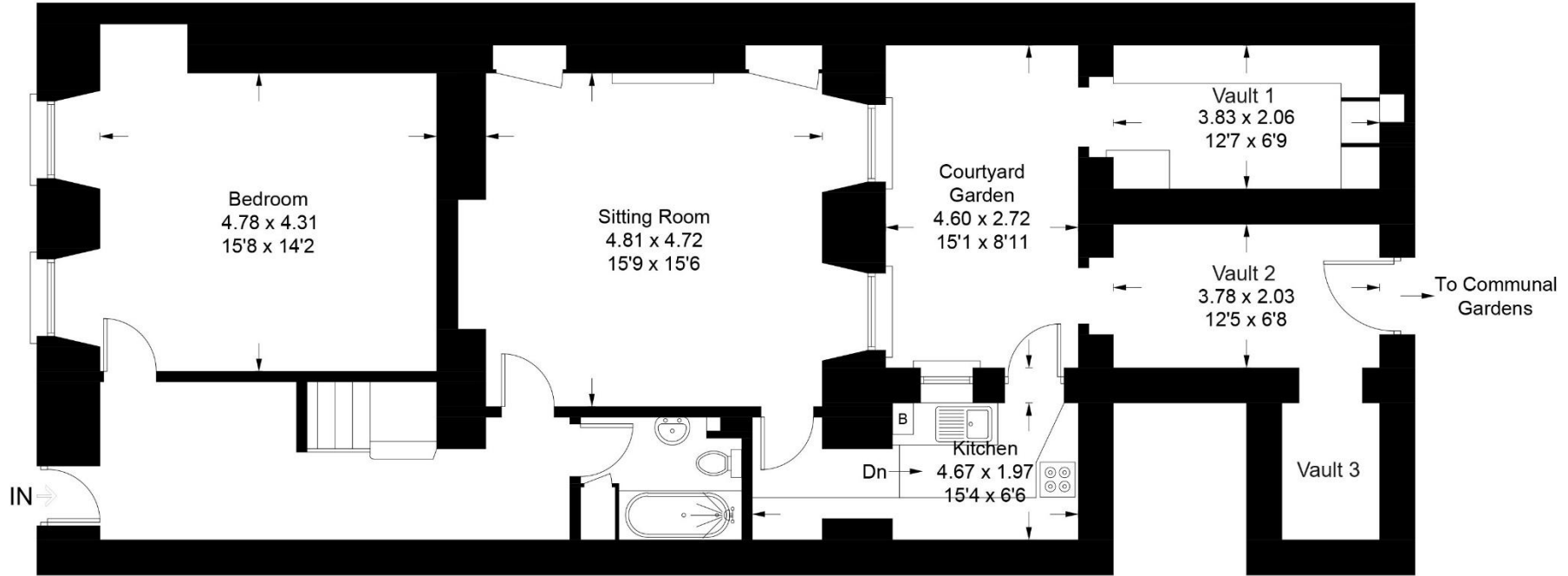
PLEASE NOTE:

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.
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.



Basement Flat, Cornwallis Crescent, Clifton, Bristol, BS8 4PP

Approximate Gross Internal Area = 82.5 sq m / 888 sq ft
(Excluding Vaults / Courtyard Garden)
Approximate Gross Internal Area = 104.5 sq m / 1125 sq ft
(Including Vaults / Excluding Courtyard Garden)



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1028454)