



Basement Garden Flat, 52a Oakfield Road  
Guide £475,000

RICHARD  
HARDING



# Basement Garden Flat, 52a Oakfield Road

Clifton, Bristol, BS8 2BG

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**A two bedroom basement garden apartment with two parking spaces, two bathrooms and a rear courtyard garden. Forming part of a large Victorian building and presented with no onward chain.**

## Key Features

- In close proximity to Whiteladies Road, which is only a short, level walk away and a new Marks & Spencer food hall and The Lido.
- Recently refurbished by the current owners.
- In addition to the two demised parking spaces to the rear of the property, it is situated within the CE parking zone.
- Two private entrances (front and rear). The rear entrance is directly to the two parking spaces and private rear courtyard.
- 2.45 metre ceiling height.
- Sold with no onward chain, making a prompt and convenient move possible.

## ACCOMMODATION

**APPROACH:** over shared front path to a central staircase which leads down to two courtyards serving the two lower ground floor flats. A right hand turn leads to the front private entrance to the property. Glazed wooden door opens to:-

**ENTRANCE HALLWAY:** natural light from doorway to side elevation, vaulted ceiling, coat hanging rail, radiator, tiled flooring, two doors- one of which leading to:-

**STORAGE/WINE CELLAR:** (7'3" x 5'8") (2.20m x 1.72m) slightly lower vaulted ceiling, tiled flooring, radiator, power and lighting.

**SITTING ROOM:** (20'10" x 16'10") (6.36m x 5.13m) open plan with adjacent kitchen but described separately. Wood framed sash window to front elevation with radiator below, overlooking lower front courtyard.

**KITCHEN:** (13'10" x 4'3") (4.22m x 1.30m) open plan with adjacent sitting room. Base and eye level kitchen units with tessellated tile splashback, square edged black granite worksurfaces and inset stainless sink with swan neck mixer tap and drainer. Integrated AEG 4 ring gas hob and extractor fan, integrated AEG microwave combi oven, integrated fridge/freezer and integrated dishwasher. Tiled flooring.

**CENTRAL HALLWAY:** central hall running through the remainder of the apartment with radiators, electric consumer unit, heating controls, large cupboard with double doors and double doors to airing cupboard housing hot water cylinder and expansion tank.

**UTILITY CUPBOARD:** tiled flooring, washing machine and tumble dryer.

**SHOWER ROOM/WC:** shower cubicle with tiled enclosure and mains fed shower, close coupled WC, pedestal wash basin with mixer tap, tessellated tiled flooring, mains fed heated towel rail, shaving point, ceiling mounted extractor.

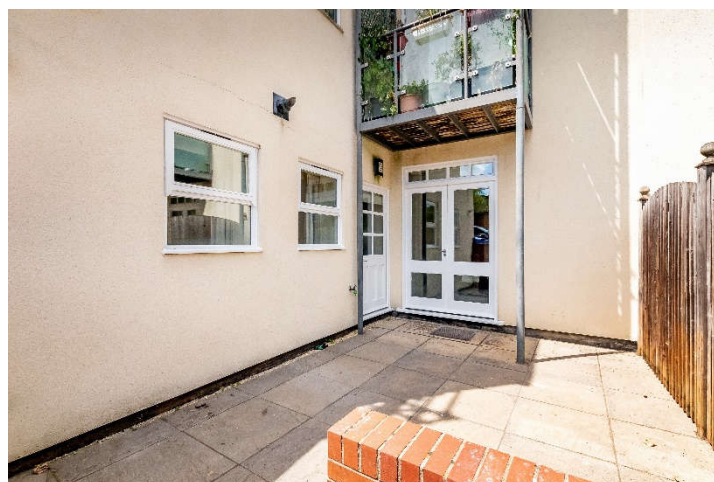
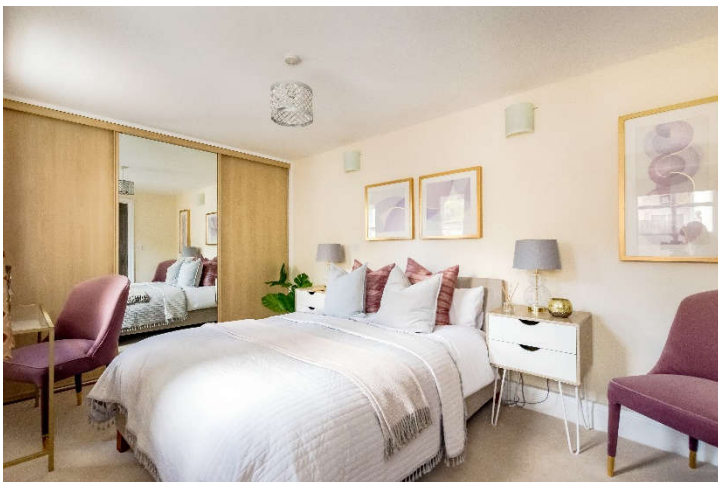
**BEDROOM 1:** (14'2" x 13'3") (4.31m x 4.03m) wood framed doors open to rear courtyard garden, radiator, 3 pairs of double doors form part of extensive storage along one wall with further cupboards above, former fireplace provides alcove and an internal door accesses:-

**En-Suite Bathroom/WC:** acrylic P-shaped bath with shower enclosure and mains fed shower hose, tiled walls, mirrored medicine cabinet with lighting, pedestal wash basin with mixer tap, close coupled WC, mains fed heated towel rail and ceiling mounted extractor fan.

**BEDROOM 2:** (15'4" x 8'11") (4.68m x 2.72m) twin wood framed double glazed windows to side elevation overlooking the courtyard garden, with radiator below. Further multi-paned wooden door to side elevation opening to the courtyard garden. Built-in wardrobes with sliding mirrored doors also housing the Vaillant ecoTEC plus 624.







## **OUTSIDE**

**REAR COURTYARD GARDEN:** approx. 5 metre long rear courtyard with outside water supply and ample space for garden dining furniture. Can be accessed from the property or from the parking area via pedestrian gate.

**PARKING:** a rear access lane runs behind the property and leads to a shared tarmacked parking area. This property has two parking spaces, one parking space is immediately adjacent to the courtyard and the other is at the other end (and has a lockable bollard installed in it).

## **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.

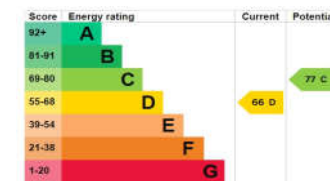
**TENURE:** it is understood that the property is Leasehold for the remainder of a 999 year lease from 1 September 2004. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the service charge is billed every six months and the current six months is £675. There is a ground rent payable every six months which is currently £100. This information should be checked by your legal adviser.

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

### **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.

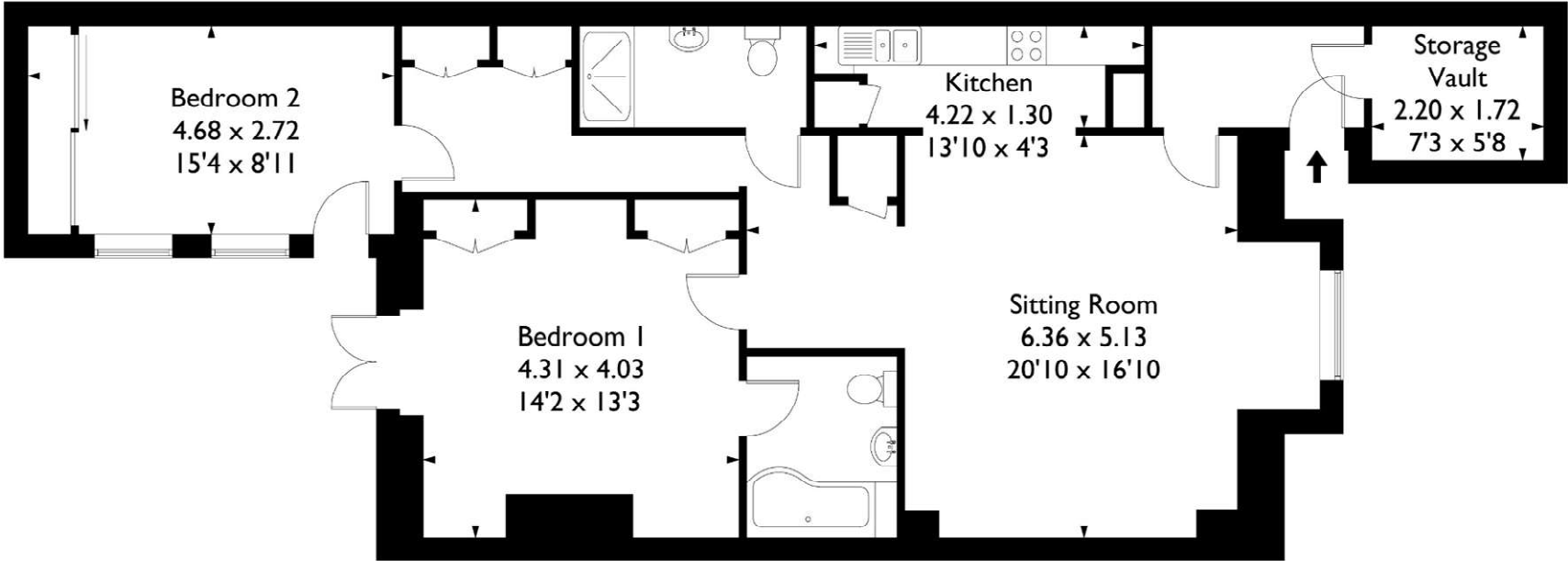


**If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.**

# Oakfield Road, Clifton, Bristol BS8 2BG



Approximate Gross Internal Area 93.50 sq m / 1005.90 sq ft



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.