



Top Floor Flat, Flat 4, 14 Royal Park
Guide Price £385,000

**RICHARD
HARDING**

Top Floor Flat, Flat 4, 14 Royal Park

Clifton, Bristol, BS8 3AL

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A second floor 2 double bedroom apartment of circa 80 sq.m., an abundance of natural light from large windows and an atrium roof, a separate kitchen and excellent use of parquet flooring throughout. No onward chain.

Key Features

- Stylishly presented throughout and enjoying an abundance of natural light, set in the very heart of Clifton Village and a short distance to the lovely green open spaces of Victoria Square, Christchurch Green and Clifton Downs.
- It provides the benefit of gas central heating, double glazing and is presented to a high standard throughout with many additional features.
- Clifton enjoys an enviable reputation with an eclectic and diverse range of boutique shops, bars, restaurants and further essential services. The architecture is varied and striking with 400 acres of open space found on the Downs just under a mile away.
- **Accommodation:** reception hall, semi open-plan sitting and dining room, inner hall, separate kitchen, 2 bedrooms, bathroom/wc.
- **An intriguing and very light 2 bedroomed apartment central to Clifton Village in a highly favoured location.**
- **Situated in the CV residents parking zone.**
- **No onward chain.**

ACCOMMODATION

APPROACH: via the middle communal entrance door with intercom entry system, opens to:-
COMMUNAL HALLWAY: hallway and stairwell providing access to several apartments. Staircase rises to top floor with windows on half landing. Private entrance door opens to:-

ENTRANCE HALLWAY: wide entrance hallway with an abundance of natural light from obscure double glazed window to side elevation. Parquet flooring which continues throughout the apartment. Coat hanging rail. Full height glazed window to sitting room, radiator, cupboard and enclosed electric consumer unit at head height, intercom entry phone.

SEMI OPEN-PLAN SITTING/DINING ROOM: (24'2" x 14'0") (7.36m x 4.27m) parquet flooring, twin double glazed windows to front elevation with pleasant street scene views, fireplace with stone surround, hearth and wooden mantle with gas connection, two radiators and atrium style roof.

KITCHEN: (10'0 x 8'10") (3.05m x 2.69m) double glazed window to rear elevation with rooftop views, tiled splash backs above granite worksurfaces with inset Belfast sink and drainer. Integrated appliances include 4 ring gas hob, electric oven and extractor hood. Appliance space for dishwasher, washing machine and fridge/freezer. Wall mounted Vaillant ecoTEC plus 824 combination boiler. Tiled flooring and radiator.

BEDROOM 1: (14'2" x 14'2") (4.32m x 4.32m) parquet flooring continues, twin double glazed windows to rear elevation with pleasant views, tiled sills and radiators beneath. Built-in wardrobes with cupboard above.

BEDROOM 2: (13'0 x 6'0) (3.96m x 2.01m) parquet flooring continues, double glazed window to front elevation with pleasant street scene views, tiled sill, head height storage cupboard, built-in wardrobe, roof access hatch, further built-in airing cupboard and radiator.





BATHROOM/WC: obscured double glazed window to front elevation overlooking inner courtyard with mosaic tiled sill, tiled flooring, wc with concealed cistern, hand basin set into small vanity unit with short marble worksurface. Mosaic tiling continues around fixed wall mirror with shaving light, steel bath with mains fed mixer tap, mixer shower and heated towel rail.

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 (less 10 days) from 1 January 1977. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £150. This information should be checked by 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.

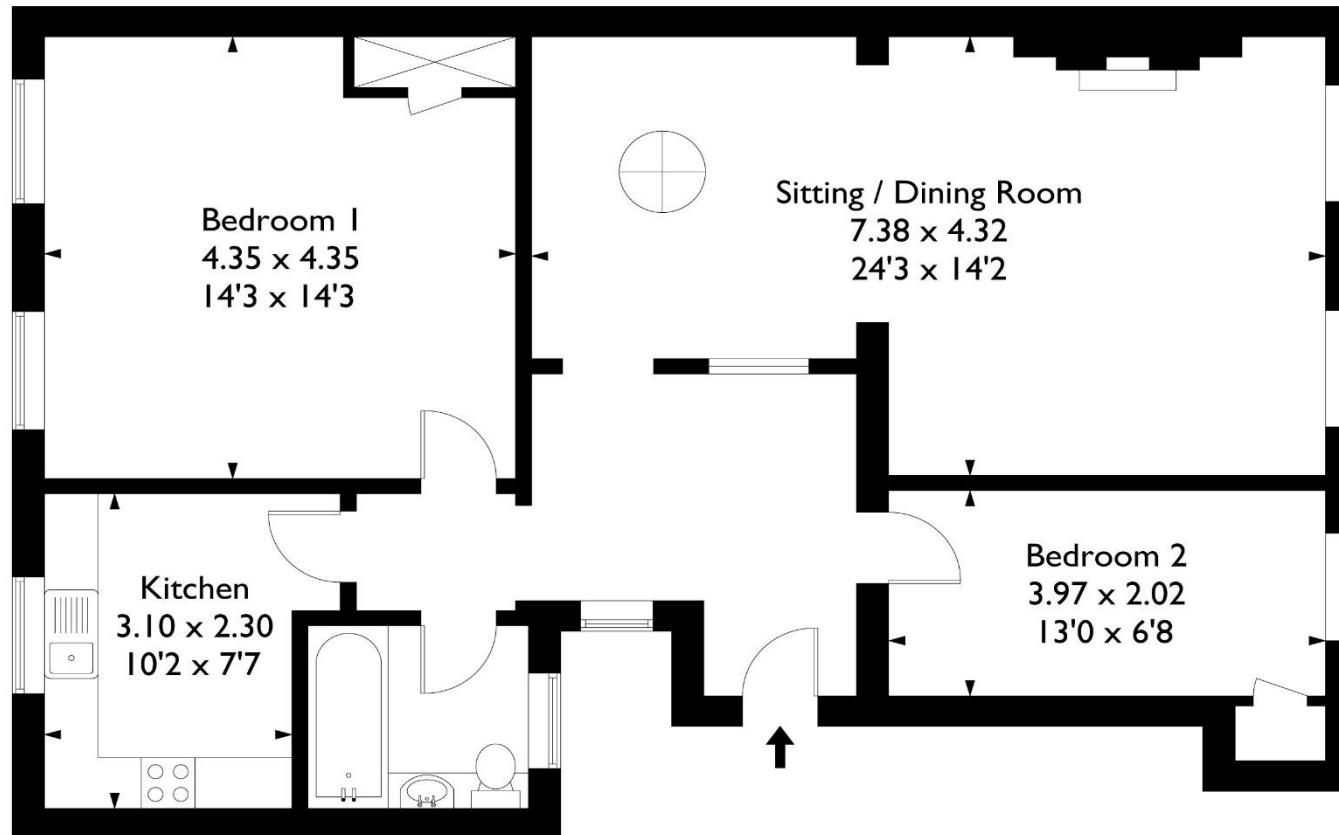


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 64 D | 65 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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

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Approximate Gross Internal Area = 81.30 sq m / 875.10 sq ft



Second Floor

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.