



Flat E, 9 Oakfield Road
Guide Price £485,000

RICHARD
HARDING

Flat E, 9 Oakfield Road

Clifton, Bristol, BS8 2AJ

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Set within an elegant Regency style building in Clifton Village; an immaculate and stylishly presented 2 double bedroom Grade II listed second floor apartment with 25ft roof terrace.

Key Features

- **Exceptional specification and beautifully presented throughout.**
- **Accommodation:** entrance hallway, inner hallway, kitchen/breakfast room, sitting/dining room, bedroom 1, bedroom 2 and bathroom/wc.
- **Outside:** terrace (non-demised), communal front garden.
- **Very convenient location close to Clifton Village, Whiteladies Road and Clifton Triangle. Durdham Downs and the city centre are also close by.**
- **Located in the Clifton East (CE) residents parking permit zone.**

ACCOMMODATION

APPROACH: from the pavement, proceed up the pathway with the communal garden on the right hand side and this leads to the communal entrance door.

COMMUNAL ENTRANCE HALLWAY: a well maintained entrance hallway where staircase leads to the second floor where the private door to the flat (9E) can be found immediately in front.

ENTRANCE HALLWAY: tall ceilings with inset ceiling downlights, door entry intercom system, moulded skirting boards, Amtico parquet effect flooring with acoustic underlay. Doors lead to:-

KITCHEN/BREAKFAST ROOM: (14'8" x 5'10") (4.47m x 1.79m) a stunning modern kitchen comprising wall, base and drawer units with quartz effect worktops over, matching upstands and inset 1½ bowl stainless steel sink with mixer tap and drainer to side. Integrated appliances include electric oven with induction hob and extractor hood over, washer/dryer, dishwasher and fridge. Wall mounted Worcester combi boiler concealed within cabinetry, tall ceilings with inset downlights, beautiful multi-paned arched sash window to side elevation overlooking the terrace with window seat beneath. Radiator, moulded skirting boards, Amtico parquet effect flooring with acoustic underlay. Space for Breakfast dining furniture. Door giving access out onto terrace.

SITTING/DINING ROOM: (19'4" x 15'9") (5.90m x 4.81m) a stunning light filled room with tall ceilings, ceiling light point, coving, multi-paned sash window overlooking the front elevation, period fireplace with painted mantle and tiled inset, two radiators, Amtico parquet effect flooring with acoustic underlay, moulded skirting boards. Space for sofas and dining furniture. Doorway to:-

BEDROOM 2: (10'4" x 9'10") (3.16m x 2.99m) double bedroom with tall ceilings, ceiling light point, multi-paned sash window overlooking the front elevation, coving, radiator, Amtico parquet effect flooring with acoustic underlay, moulded skirting s boards.

INNER HALLWAY: inset ceiling downlights, useful understairs storage cupboard, moulded skirting boards, doors leading to:-

BATHROOM/WC: a white suite comprising low level wc, pedestal wash handbasin, panelled bath with system fed waterfall shower over, inset ceiling downlights, extractor fan, tiled surrounds, tiled flooring, vertical wall mounted chrome towel/radiator, moulded skirting boards.

BEDROOM 1: (15'7" x 9'1") (4.75m x 2.76m) large double bedroom with multi-paned sash window overlooking the rear elevation with beautiful city scape views, ceiling light point, radiator, moulded skirting boards.





OUTSIDE

TERRACE: (25'5" x 10'6") (7.74m x 3.20m) steps lead down from the kitchen/breakfast room onto a large decked terrace with south-westerly orientation and enclosed by wrought iron railings. **Our understanding is that the terrace is not demised to the apartment, however, our vendor client has sole use of it, as did the previous owner. This should be checked by your legal advisor.**

COMMUNAL GARDEN: located at the front of the property and mainly laid to lawn with mature hedges to the borders, bin store and enclosed by a low level stone wall to the front elevation.

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 125 year lease from 1 January 1993 and is subject to an annual ground rent of £50. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £135.75. This information should be checked by your legal adviser.

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

PLEASE NOTE:

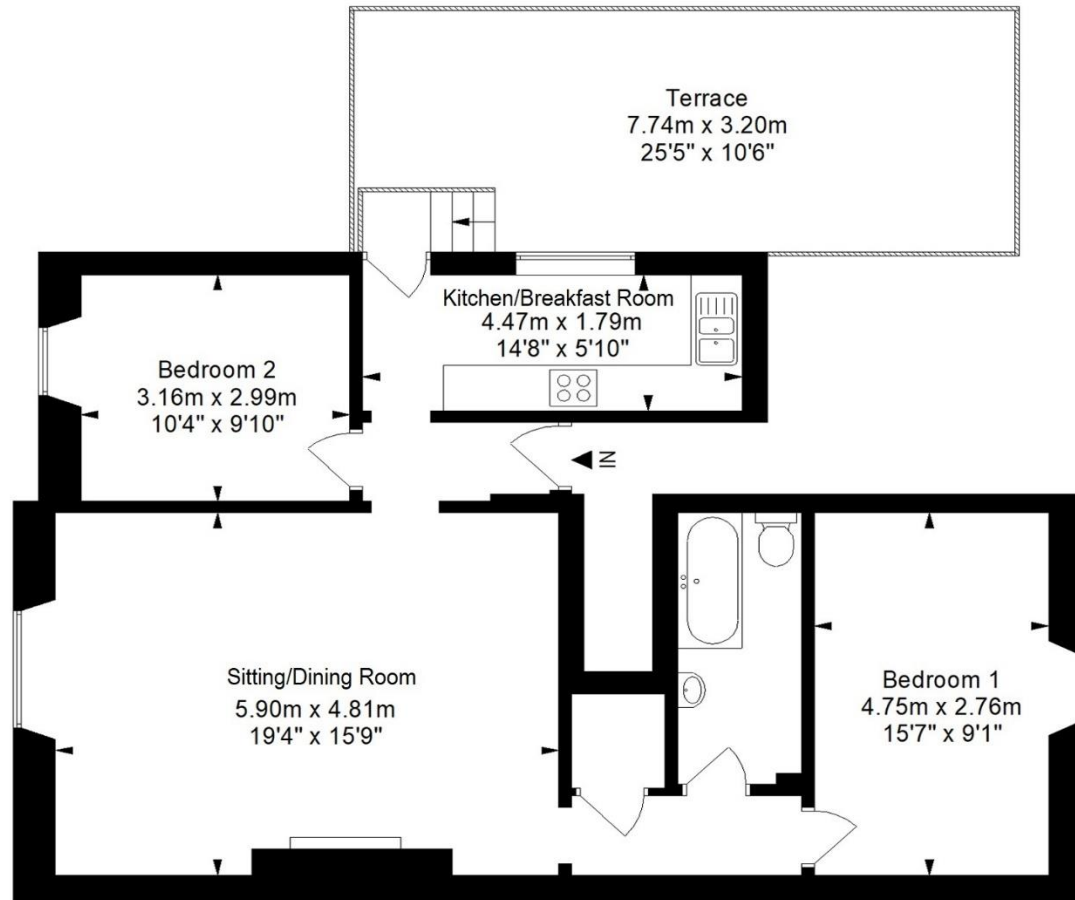
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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		81 B
69-80	C	72 C	
55-68	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

Second Floor Flat, Oakfield Road, Clifton, Bristol, BS8 2AJ

Approximate Gross Internal Area = 75.8 sq m/ 815.9 sq ft
(Excludes Terrace)



Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print