



Garden Maisonette, 55 South Parade Mansions, Oakfield Road

Guide Price £550,000

RICHARD
HARDING



Garden Maisonette, 55 South Parade Mansions, Oakfield Road, Clifton, Bristol, BS8 2BA

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Set in a classic Grade II listed Georgian style terrace; a bright and spacious 2 bedroom garden maisonette with large basement area, private rear garden, workshop/shed/garage and access to parking space.

Key Features

- Located a stone's throw away from Whiteladies Road, offering a wide range of bars, cafes, restaurants, a new Marks & Spencer's, bus and rail transport links, whilst handy for The Triangle, Clifton Village and the vast green open space of the Downs.
- Very pleasant communal gardens private to the residents of South Parade Mansions only.
- Parking to the rear of the property, as well as being situated within the Clifton East (CE) Residents Parking Zone.
- Bedrooms over two levels, with an occasional guest room in the basement and sauna/pantry.
- A grade II listed terrace of 13 houses built c1840.
- **Ground Floor:** entrance hallway, sitting room, bedroom 1, bathroom/wc and kitchen.
- **Upper Floor:** bedroom 2 and walk-in wardrobe/airing cupboard.
- **Basement:** hallway, inner hallway/sauna, occasional bedroom.
- **Outside:** low maintenance L shaped rear garden with workshop/shed/garage.
- A bright and spacious period maisonette with a private entrance, good ceiling height, a useable basement, outside space and outside workshop.
- Sold with no onward chain, making a prompt move possible.





ACCOMMODATION

APPROACH: the property is approached through iron railings with pathway extending to the left, down a short flight of turning steps leading to a small storm porch area underneath the steps to the upper flats' hallway. Six-panelled oak door with intercom entry provides a private entrance into the apartment.

ENTRANCE HALLWAY: oak flooring continues throughout a long hallway which provides access to all principal rooms on the main floor and the flooring extends into the sitting room and bedroom. Two radiators, dado rail, ceiling mouldings, twin ceiling roses, intercom entry phone, glazed door to side elevation opening onto garden and staircase rising to the upper floor.

SITTING ROOM: (15'6" x 14'4") (4.72m x 4.36m) twin wood framed sash windows to front elevation overlooking front courtyard and communal gardens, full size ceilings continue from the hallway (7'11"/2.4m) along with wooden flooring. Moulded ceilings, central ceiling rose, cast iron fireplace with gas connection with tiled surround and wooden mantle. Wall mounted vertical triple column radiator.

BEDROOM 1: (13'2" x 11'10") (4.02m x 3.60m) wood framed sash window to rear elevation overlooking garden with secondary glazing panel and deep sill, ceiling mouldings, central ceiling rose, vertical column radiator, wooden flooring continuing from the hallway and built-in wardrobes along wall.

BATHROOM/WC: fully tiled walls, walk in 'Hansgrohe' shower cubicle with rainhead shower and further shower hose, alcove for toiletries, ceiling extractor, stone wash hand basin with mixer tap, close coupled wc, cupboard, heated towel rail, tiled flooring.

KITCHEN: (12'10" x 9'3") (3.92m x 2.82m) fitted Magnet kitchen (2023) with 'L' shaped roll edged worksurfaces, eye and floor level cupboards and drawers, enamel sink with drainer and filtered swan neck mixer tap, metro tiled splashbacks, window to rear elevation, tiled slate floor, radiator, Worcester boiler (installed 2023), double Bosch oven, 4 ring AEG hob, space for tall fridge/freezer, space and plumbing for washing machine, integrated Beko dishwasher. Double doors to side elevation leading out to garden.



UPPER FLOOR

A short flight of steps leads up to the half landing which provides access to the bedroom, which is positioned at the hall floor level of the main building. A further short run of three steps provides access to a walk-in wardrobe/airing cupboard.

BEDROOM 2: (9'7" x 9'1") (2.93m x 2.77m) accessible from the landing; wood framed sash window with secondary glazing panel to side elevation, moulded ceilings, ceiling rose and radiator.

BASEMENT

Accessible from the main hallway; a 90 degree turning staircase leads down from the main hallway with wall mounted electric consumer unit (installed in 2022). The staircase leads down to a vaulted basement area with varying height levels between 6'9"/2.07m to 5'2"/1.58m. The area has fully tiled floor and is divided into three distinct sections.

Hallway: a straight vaulted hallway with lighting, painted brick surround, tiled flooring and storage cupboard at the end of the hall. Low level archway leads through to:-

Inner Hallway/Sauna Room: a larger inner hallway with good headroom acts as a utility area (5'9" x 4'0") (1.75m x 1.21m) with radiator. Tiled flooring continues and has been partitioned off to one corner with a working sauna room. Low level archway opens to:-

Occasional Bedroom: (14'0" x 5'7") (4.27m x 1.71m) a vaulted ceiling with good head height and tiled flooring continuing as a potential guest bedroom/study or gym.



OUTSIDE

REAR GARDEN: L-shaped rear garden currently arranged as a low maintenance block paved courtyard with outside seating, space for barbecue, outdoor water supply and lighting. Bordered at the foot of the garden by attractive wicker fence.

Workshop/Shed/Garage: large wood framed pitched roof workshop with side pedestrian door, electricity and double opening doors to front, also can serve as motorbike/bicycle/scooter storage or gym.

PARKING: it is understood that the residents of 55 South Parade Mansions have exclusive access to two parking spaces immediately to the rear. There are a further four 'first come, first served' parking spaces which are shared with four other blocks in South Parade Mansions. Our client has always used the space immediately behind their garden.

COMMUNAL GARDENS: to the front of the property there is an attractive **180ft** communal garden shared between the residents of South Parade Mansions. Communal bin storage is also provided.

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 November 1990 with a perpetual yearly rentcharge of £5.10s.0d. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £165. This information should be checked by your legal adviser.

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

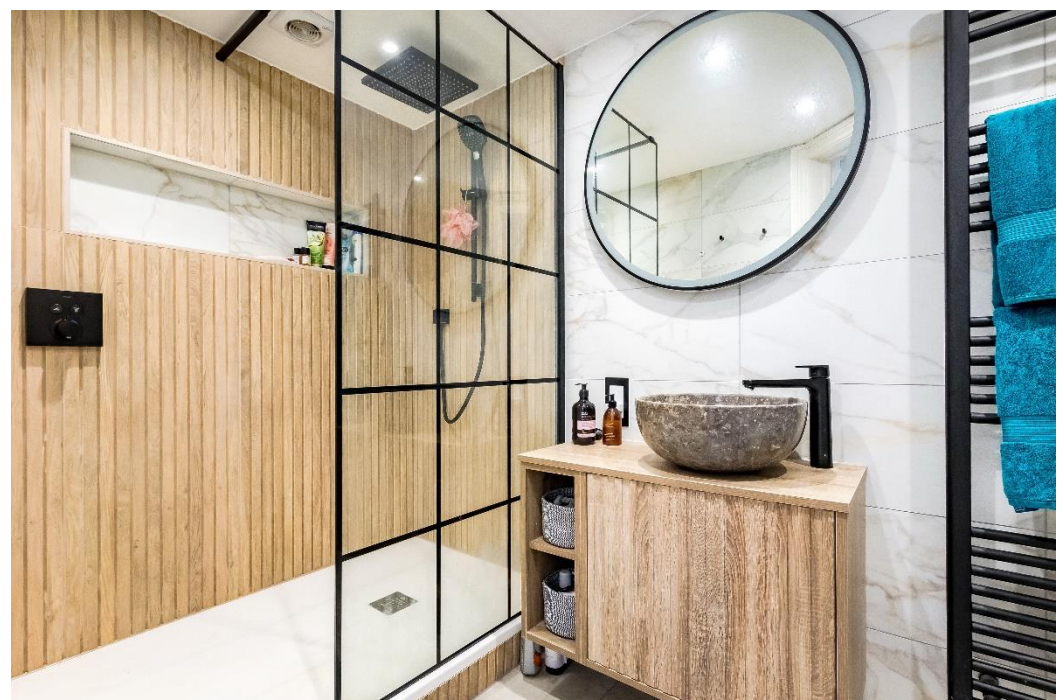
PLEASE NOTE:

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.



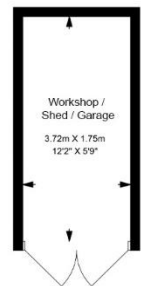


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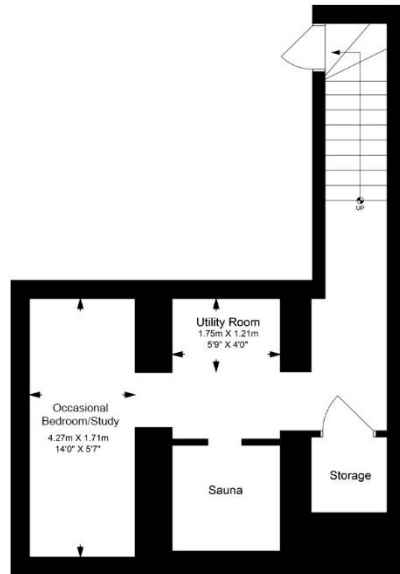


Total Approximate Gross Internal Area = 117.3 sq m/1,262.6 sq ft
(Excludes Workshop / Garage)

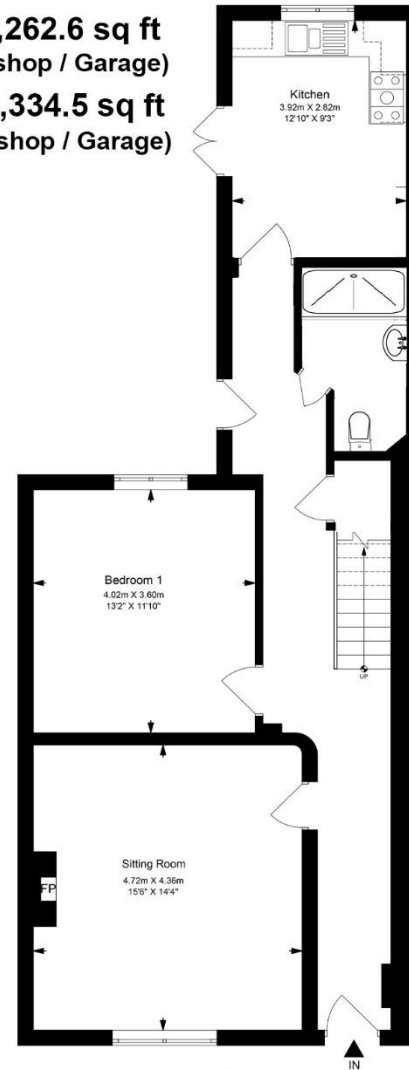
Total Approximate Gross Internal Area = 123.8 sq m/1,334.5 sq ft
(Includes Workshop / Garage)



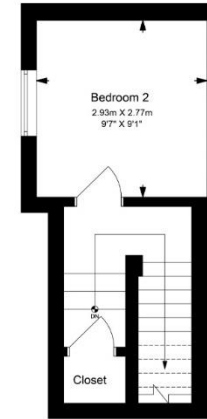
**Workshop /
Garage**



Basement Floor



Ground Floor



Upper Floor

This floor plan has been drawn using RICS guidelines (GIA)

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