



Garden Flat, 17 Royal Park  
Guide Price Range £525,000

RICHARD  
HARDING



# Garden Flat, 17 Royal Park

## Clifton, Bristol, BS8 3AL

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Situated in a highly desirable Clifton location on a quiet and leafy road within striking distance of Clifton Village, a stylish and spacious two-bedroom garden apartment with private driveway and entrance. To be offered to the market with no onward chain.

### Key Features

- A stunning apartment in a very popular and convenient location with the rare combination of a private entrance, garden and parking.
- Occupying the lower ground floor of this handsome Victorian building.
- Nestled in a lovely convenient position to enjoy the city, within a short stroll of the shops, cafes and restaurants of Clifton Village, Whiteladies Road and Clifton Triangle. Also nearby excellent schools including Clifton College, Clifton High, Bristol Grammar and QEH, as well as being near the local Victoria Square park and the green open spaces of Durdham Downs and the Ashton Court Estate.
- Offered with no onward chain making a prompt and uncomplicated move possible.

### ACCOMMODATION

**APPROACH:** from the pavement, a level brick driveway leads to several stone steps descending to the front courtyard. Immediately in front, a four panelled wooden front door is the private entrance to the apartment. This opens to:-

**ENTRANCE VESTIBULE:** inset door mat, ceiling light point, moulded skirting boards. Wooden door opens into:-

**SITTING ROOM:** (24'6" x 16'2") (7.47m x 4.93m) light flooding in from the front elevation via full height circular bay window with views out to the front courtyard. Engineered oak flooring, ceiling light point, two wall light points, moulded skirting boards, radiator. Wall opening to:-

**KITCHEN:** (13'10" x 4'8") (4.22m x 1.42m) modern fitted kitchen comprising an array of wall, base and drawer units with square edged wooden worktop over and inset sink and drainer unit. Integrated double electric oven with 4 ring induction hob over and extractor hood above. Integrated fridge/freezer. Metro tiled splashbacks, inset ceiling downlights, tile-effect flooring, upvc double glazed window to the front elevation.

**DINING ROOM/STUDY:** (22'3" x 9'0) (6.79m x 2.74m) accessed from the sitting room, this secondary reception space is highly versatile and currently being utilised as a dining room/study area. Laid with fitted carpet, moulded skirting boards, inset ceiling downlights, loft hatch, built-in cupboards along one wall and built-in shelving and cabinet space to the opposing wall. One half of the room is slightly raised via one small step. Door opens to:-

**INNER HALLWAY:** inset downlights, door to airing cupboard housing Worcester combi boiler. Further doors radiating to:-

**BEDROOM 2:** (13'1" x 6'2") (3.98m x 1.88m) laid with fitted carpet, moulded skirting boards, ceiling light point, internal window into the utility space (which in turn leads out to the garden) providing natural light.

**BATHROOM/WC:** newly renovated with low level wc with concealed cistern, wall hung wash basin with storage drawer below, panelled bath with wall mounted shower over, glass shower screen and tiled surrounds. Inset ceiling downlights, extractor fan, towel rail.

**BEDROOM 1:** (16'11" x 12'8") (5.15m x 3.85m) good sized double bedroom with two windows set into bay to the rear elevation. Laid with fitted carpet, moulded skirting boards, ceiling light point, built-in wardrobes and door opening to:-







**Ensuite Shower Room:** white suite comprising low level wc, pedestal wash handbasin and a corner shower cubicle with wall mounted electric shower. Tiled walls and flooring, inset ceiling downlights, extractor fan.

**UTILITY ROOM:** upvc window and door to rear elevation providing access out onto the private rear garden. Space and plumbing for washing machine and dryer on raised floor area via small step. Ceiling light point, tile-effect laminate flooring.

### OUTSIDE

**FRONT COURTYARD:** compact sunken front courtyard laid to paving with attractive stone wall boundaries, raised stone flower bed and space for bistro dining furniture.

**REAR GARDEN:** private rear garden screened by many mature neighbouring trees, offering privacy and a pleasant sylvan outlook. Mainly laid to astro-turf with attractive period stone boundary walls and timber trellising, deep flower borders and raised (via two steps) decked seating area to far corner with space for bistro furniture and barbecue.

**PARKING:** brick paved driveway parking for one vehicle (solely for the use of the garden flat).

### 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 January 1981. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £130. This information should be checked by your legal adviser.

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

#### 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.

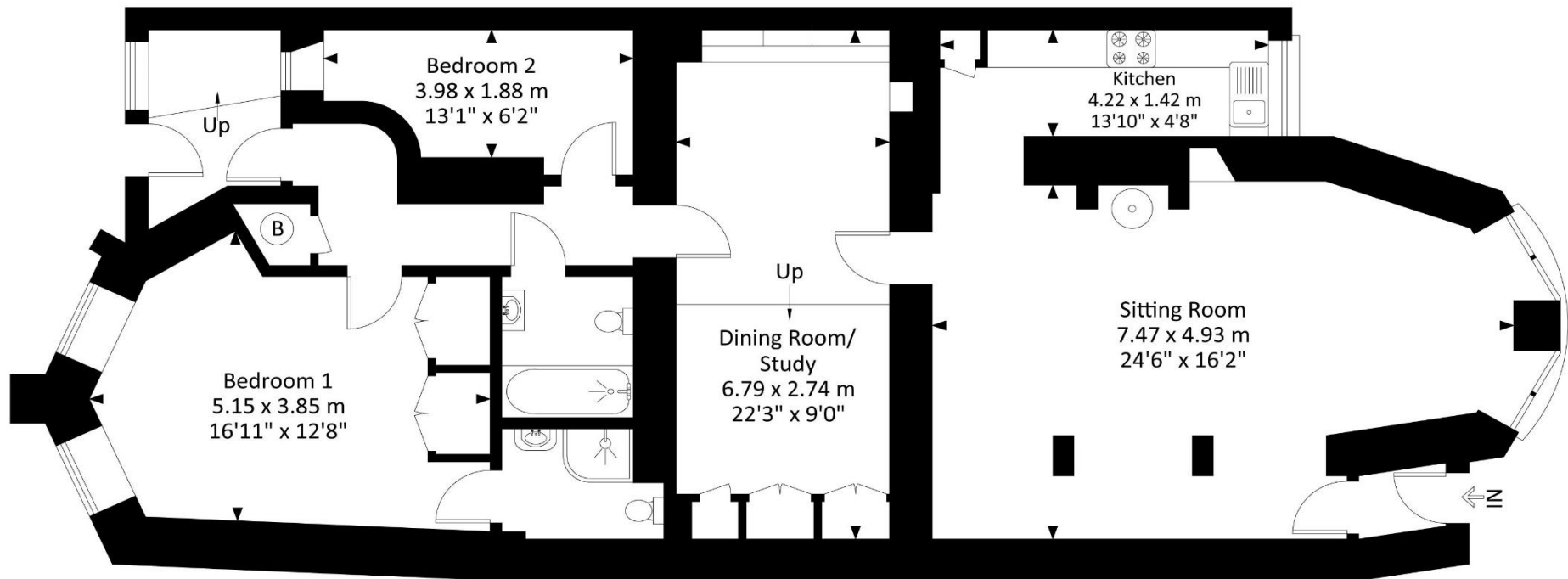
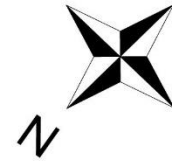
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



# Garden Flat, Royal Park, Clifton, Bristol, BS8 3AL

Approximate Gross Internal Area = 110.13 sq m / 1185.42 sq ft



## Lower Ground Floor

Illustration for identification purposes only, measurements and approximate, not to scale.