



Top Floor Flat, 92 Pembroke Road

Guide Price £575,000

RICHARD  
HARDING

# Top Floor Flat, 92 Pembroke Road

Clifton, Bristol, BS8 3EG

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An incredibly spacious 4 double bedroom apartment forming part of this attractive and well located detached Victorian building. Offering balanced accommodation of circa 1,470 sq.ft., as well as having the rare advantage of a single garage.

## Key Features

- An ideal home or investment property (currently let to professional tenants at £2,600pcm).
- **Accommodation:** reception/dining hallway, good sized sitting room and separate kitchen, 3 large double bedrooms (1 with ensuite), further smaller double bedroom and a family bathroom.
- Offered with no onward chain.
- A wonderful location to explore the city, equidistant between Whiteladies Road, Clifton Village and The Downs, as well as being convenient for Queens Road/Park Street and central areas.
- A superb family sized apartment in a great location offered with no onward chain.

## ACCOMMODATION

**APPROACH:** from the pavement, two stone pillars provide entry to brick paved path/driveway that leads up to the communal front door.

**COMMUNAL ENTRANCE:** staircase ascends to the top floor where the private entrance to the apartment can be found. Front door opens to:-

**RECEPTION/DINING HALLWAY:** (17'4" x 9'0") (5.28m x 2.74m) wall mounted heating thermostat, door entry intercom, low level fuse box cupboard, radiator, doors radiate to:-

**SITTING ROOM:** (17'10" x 15'10") (5.43m x 4.83m) good sized sitting room with high ceilings, ceiling coving, central ceiling rose, feature arched sash windows to front elevation, fireplace and radiator.

**KITCHEN/BREAKFAST ROOM:** (10'8" x 10'6") (3.25m x 3.21m) fitted kitchen units comprising base and eye level cupboards and drawers with roll edged worktop over and overhanging breakfast bar. Integrated oven with 4 ring gas hob and extractor fan over, integrated fridge/freezer and further plumbing and appliance space for dishwasher and washing machine. Wall mounted Worcester gas boiler. Sash window to side elevation. Radiator.

**BEDROOM 1:** (17'2" x 16'2") (5.22m x 4.93m) large double bedroom with two sash windows to rear elevation, period fireplace, high ceilings with ceiling coving and door accessing:-

**Ensuite Shower Room:** white suite comprising shower enclosure with system fed shower, low level wc and pedestal wash basin. Heated towel rail and extractor fan.

**BEDROOM 2:** (17'1" x 14'4") (5.21m x 4.38m) large double bedroom with high ceilings, sash windows to rear elevation, period fireplace, built-in wardrobes and radiator.

**BEDROOM 3:** (14'7" x 11'3") (4.45m x 3.43m) double bedroom with high ceilings, ceiling coving, period fireplace, radiator, built-in wardrobes and two large sash windows to the front elevation offering pleasant views over towards Clifton College playing fields.

**BEDROOM 4:** (10'7" x 10'5") (3.22m x 3.18m) doubled bedroom with high ceilings and ceiling coving, sash window to side elevation and period fireplace.





**BATHROOM/WC:** white suite comprising panelled bath and system fed shower over, low level wc, pedestal wash basin, heated towel rail, inset spotlights, window to side elevation and corner airing cupboard.

## OUTSIDE

**GARAGE:** a single garage accessed via the driveway running down the right hand side of the property.

## 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.

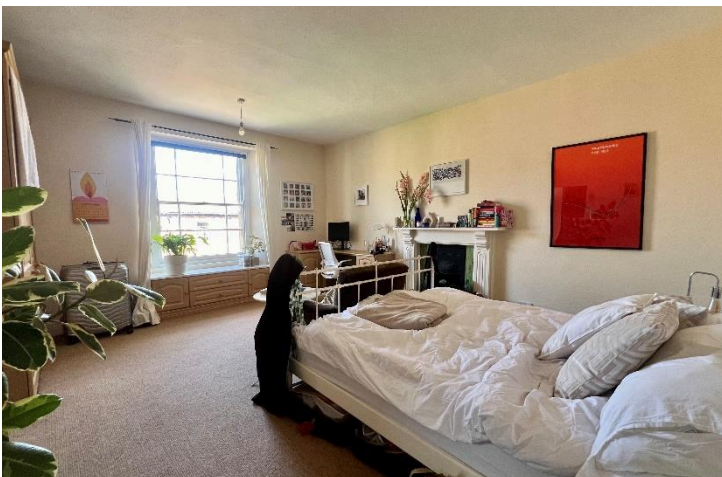
**TENURE:** it is understood that the property is Leasehold for the remainder of a 914 year lease from 24 June 1963 and is subject to an annual ground rent of £10. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the annual service charge is £2,100. This information should be checked by your legal adviser.

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

### **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.

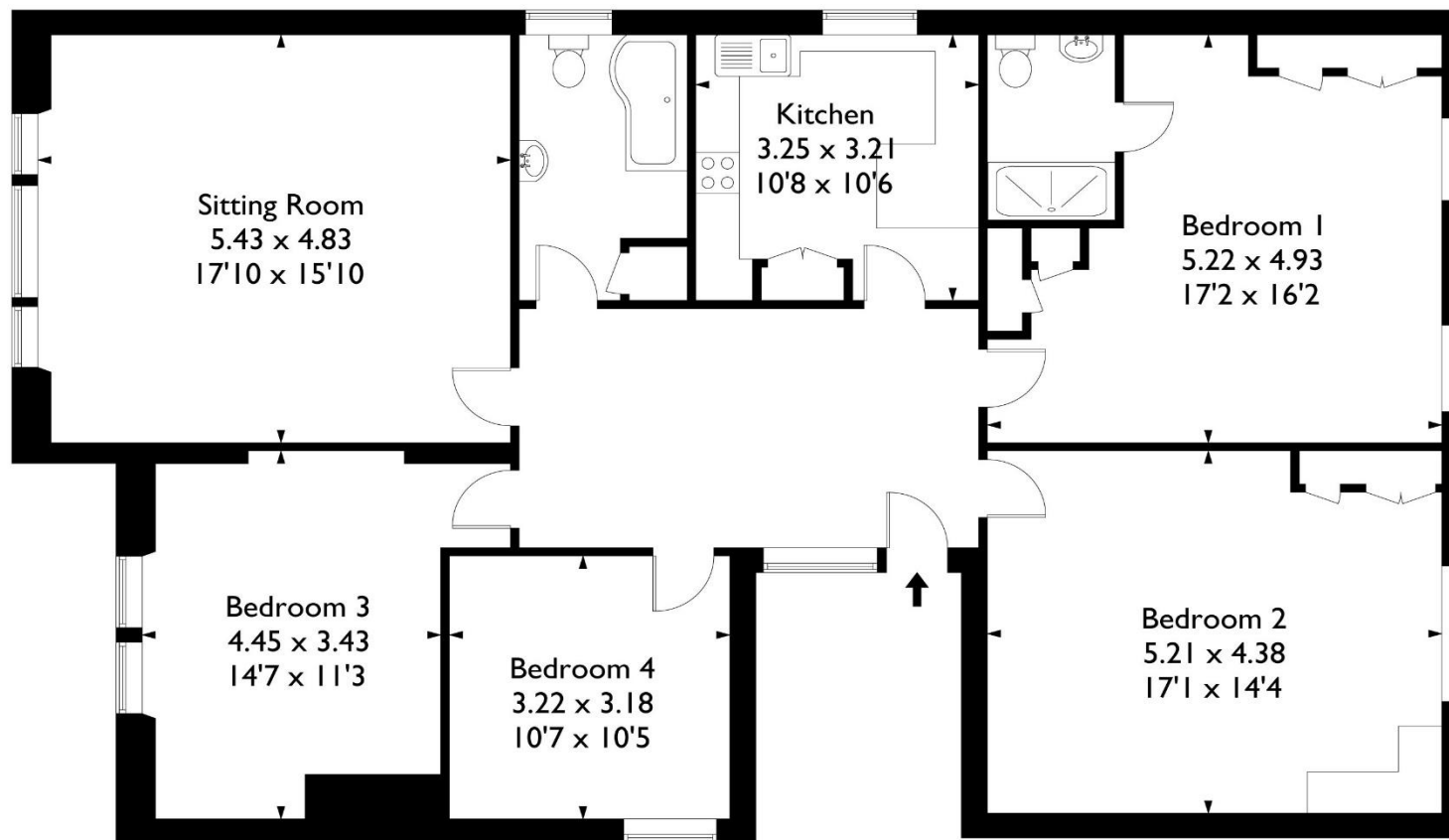
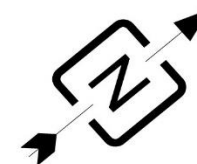


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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

# Pembroke Road, Clifton, Bristol BS8 3EG

Approximate Gross Internal Area 136.7 sq m / 1471.1 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.