



Second Floor Flat, 23 Grange Road
Guide Price £625,000

RICHARD
HARDING



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Clifton, Bristol, BS8 4EA

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A particularly well-proportioned 2 double bedroom purpose built apartment enjoying two balconies, lift access and the rare advantage of secure allocated covered parking.

Key Features

- Situated in a highly convenient yet peaceful location, within a short level stroll of the excellent shops and amenities of Clifton Village.
- **Accommodation:** entrance hallway, sitting room, kitchen/dining room, bedroom 1 with en-suite shower room, a further double bedroom and bathroom/wc.
- Two balconies provide pleasant outdoor seating areas off of the kitchen/dining room and sitting room.
- Secure underground allocated parking space.
- Offered to the market with no onward chain making a prompt and straightforward move possible.





ACCOMMODATION

APPROACH: via a well kept communal entrance hallway with lift and stair access up to the second floor, where you will find the private entrance to the apartment on the left hand side.

ENTRANCE HALLWAY: (18'6" x 4'9" widening to 7'10" max) (5.64m x 1.45m/2.39m) a welcoming central entrance hallway with surprisingly high ceilings, inset spotlights, wood flooring, radiator, video door entry intercom, wall mounted thermostat for central heating. Doors off to sitting room, kitchen/dining room, two good sized double bedrooms and bathroom. Door to generous recessed storage cupboard with built-in shelving, inset spotlight and fuse box for electrics.

SITTING ROOM: (rear) (21'8" x 11'6" max into chimney recess) (6.60m x 3.50m) a good sized sitting room with high ceilings, inset spotlights. Feature fireplace with attractive stone surround, mantle and hearth. Double glazed doors to rear access the westerly facing balcony, attracting plenty of the afternoon and early evening summer sunshine. There is wood flooring, built-in bookcasing and storage cupboards, floating shelf for tv etc. and radiator.

Rear Balcony: (9'2" x 3'5") (2.79m x 1.04m) a small balcony which provides a sunny outdoor seating area off the sitting room, with a westerly orientation.

KITCHEN/DINING ROOM: (front) (16'8" x 12'2") (5.08m x 3.72m) a well-proportioned kitchen/dining space, rare in purpose built apartments, with a modern fitted kitchen comprising base and eye level cupboards and drawers, large central island with further built-in cupboards and an inset induction hob with contemporary chimney extractor hood over. Integrated appliances including fridge/freezer, dishwasher, washing machine and Neff electric oven. Corner cupboard housing the Worcester gas central heating boiler. Ample space for dining table and chairs, radiator, high ceilings with inset spotlights, double glazed window to front. Further double glazed French doors to front accessing a further balcony with an easterly aspect, perfect for morning coffee/breakfast.

Front Balcony: (8'7" x 3'4") (2.62m x 1.02m) a covered balcony with high level balustrade and decked surface, providing a pleasant outdoor seating area off the kitchen/dining room.

BEDROOM 1: (rear) (15'2" min/21'9" max inclusive of en-suite x 9'9") (4.62m/6.63m x 2.98m) a good sized principal double bedroom with high ceilings, inset spotlights, built-in wardrobes, dressing table and drawers. Double glazed windows to rear with plantation shutters, radiator. Door accessing:-

En-Suite Shower Room/WC: a modern shower room with walk-in oversized shower area with dual headed system fed shower, low level wc with concealed cistern, floating wall mounted wash basin with mosaic tiled splashbacks, built-in mirror, inset spotlights, heated towel rail, part tiled walls and tiled floor.

BEDROOM 2: (front) (12'2" x 8'5") (3.72m x 2.56m) a double bedroom with built-in wardrobe and storage cupboards, double glazed windows to front with plantation shutters, high ceilings, inset spotlights and a radiator.

BATHROOM/WC: white suite comprising panelled bath with system fed shower over and glass shower screen, low level wc with concealed cistern, stone wash basin with counter beside and storage units & drawers beside and beneath, built-in mirror and shaver point. Extractor fan, inset spotlights, heated towel rail, tiled floor and part tiled walls.



OUTSIDE

SECURE OFF ROAD PARKING: the property has the incredibly rare advantage of having an allocated parking space in a secure undercover parking area accessed vehicularly from Manilla Road and through from the rear of the apartments across a courtyard, where there is a rear access door to the parking area. The allocated space for this apartment is marked no. 23.

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 2000, with a ground rent of £300 p.a. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is circa £4,000 p.a.. 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		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

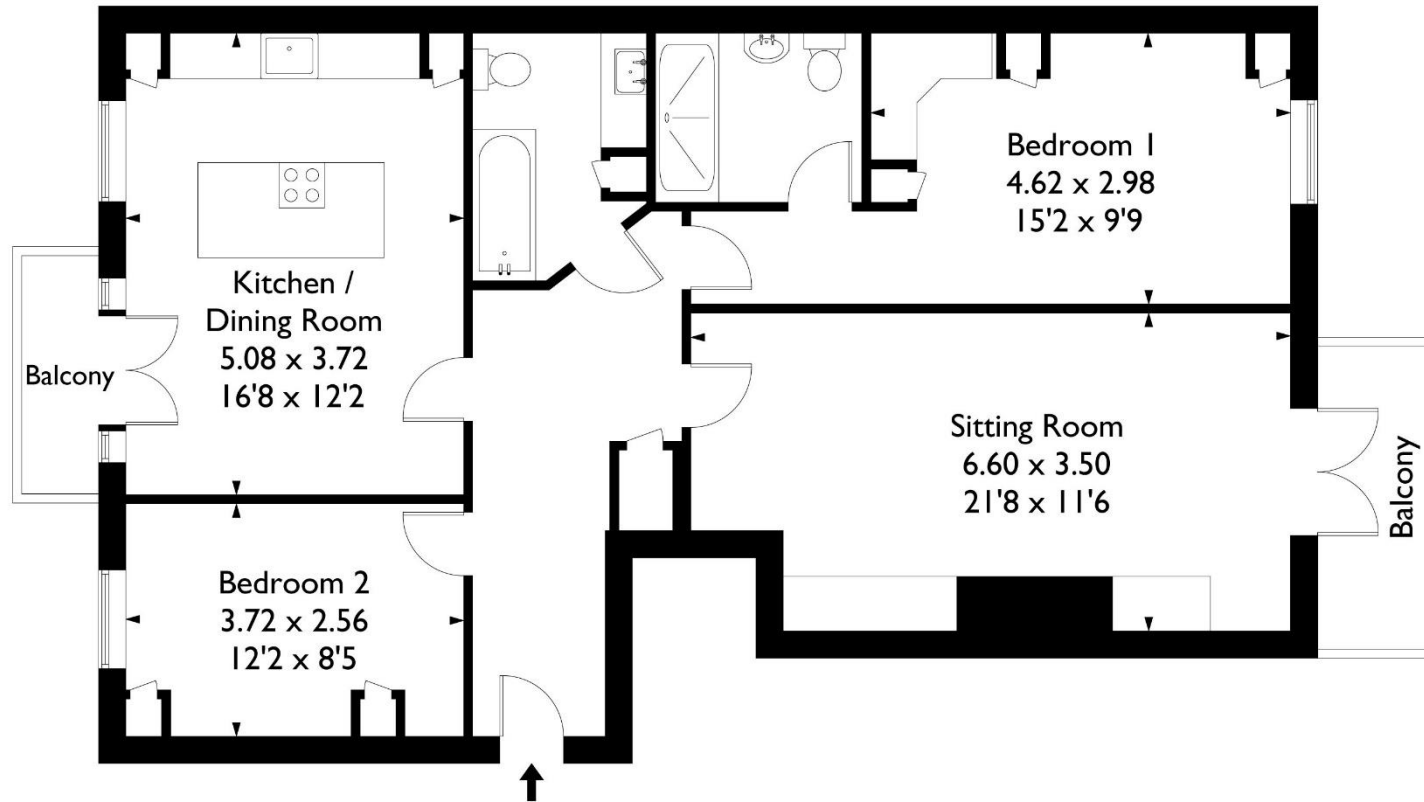
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





Grange Road, Clifton, Bristol BS8 4EA

Approximate Gross Internal Area 88.30 sq m / 950.10 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.