



Third Floor Flat, 8 Miles Court, Miles Road

Guide Price £425,000

RICHARD
HARDING

Third Floor Flat, 8 Miles Court, Miles Road

Clifton, Bristol, BS8 2JB

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A well presented 2 double bedroom third floor purpose built apartment with covered parking in a quiet sought after residential area of Clifton. Offered to the market with no onward chain.

Key Features

- Miles Court is a much desired development offering a range of luxury apartments which were constructed in 2003 by well-regarded developers Cabot Homes.
- Popular and convenient location between Whiteladies and Pembroke Road offering easy access to Clifton Village, Durdham Downs and the city centre
- A practical and functional apartment which was successfully rented for a number of years.
- Two double bedrooms.
- Secure underground allocated parking space.
- To be offered to the market with no onward chain making a prompt and convenient move possible.

ACCOMMODATION

APPROACH: the property is accessed from pavement over a level patio walkway which leads beside the front communal garden to communal entrance with intercom entry system. This leads into a bright, wide and well-maintained communal entrance hallway providing access off to the principal flats of this level. Staircase or lift ascends to the third floor of this stunning building where the private entrance to Flat 8 can be found immediately straight ahead of you via wooden door.

ENTRANCE HALLWAY: this provides access off to the principal rooms of the apartment including the kitchen/dining/living room, bedroom 1, bedroom 2 and bathroom/wc. Large storage cupboard housing the boiler and hot water tank, moulded skirting boards, intercom entry system, thermostat, gas radiator, fitted carpet, light point. A new Worcester 30kw combi boiler was installed in April 2024, which has a 10 year guarantee.

OPEN PLAN KITCHEN/DINING/LIVING ROOM: (19'7" x 16'9") (5.97m x 5.22m) measured as one but described separately as follows:

Living Space: light flooding in from the rear elevation via wall of double glazed windows. Laid with fitted carpet, gas radiator, tv point, internet point, light point, curtain rail above the window, adjacent to the kitchen space.

Kitchen: laid with wooden laminate flooring, comprises of a variety of wall, base and drawer units, gas oven with extractor hood above, square edged worktops, stainless steel bowl sink with integrated drainer unit to side and tap over, inset ceiling downlights, smoke alarm, integrated fridge/freezer, integrated dishwasher. Breakfast bar.

BEDROOM 1: (13'6" x 10'1") (4.12m x 3.07m) a well-proportioned principal bedroom with light coming in from the rear and side elevations via multiple double glazed windows, large fitted wardrobe, radiator, laid with fitted carpet.

BEDROOM 2: (10'6" x 10'5") (3.20m x 3.18m) good sized double bedroom laid with fitted carpet, radiator, light point, light flooding in from the rear elevation via 2 large double glazed windows.





BATHROOM/WC: a stylish white and bright suite comprising low level wc, separate bath with stainless steel tap, wall mounted wash hand basin with stainless steel tap over, separate shower cubicle with glass insert and wall mounted shower head and controls.

OUTSIDE

PARKING: the apartment benefits from a secure underground allocated parking space which is accessed at the side of the property with remote electronically controlled gate which leads to the underground parking area and also the private parking space for the apartment.

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 29 September 2003. This information should be checked with your legal adviser.

SERVICE CHARGE: It is understood that the service charge is paid in two separate instalments every six months. This equates to £285 per month with a fixed ground rent payable alongside this of £200 per year.

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	82 B	83 B
69-80	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.

Flat 8, Miles Court, 19 Miles Road, Clifton, Bristol, BS8 2JB

Approximate Gross Internal Area = 69.73 sq m / 751 sq ft

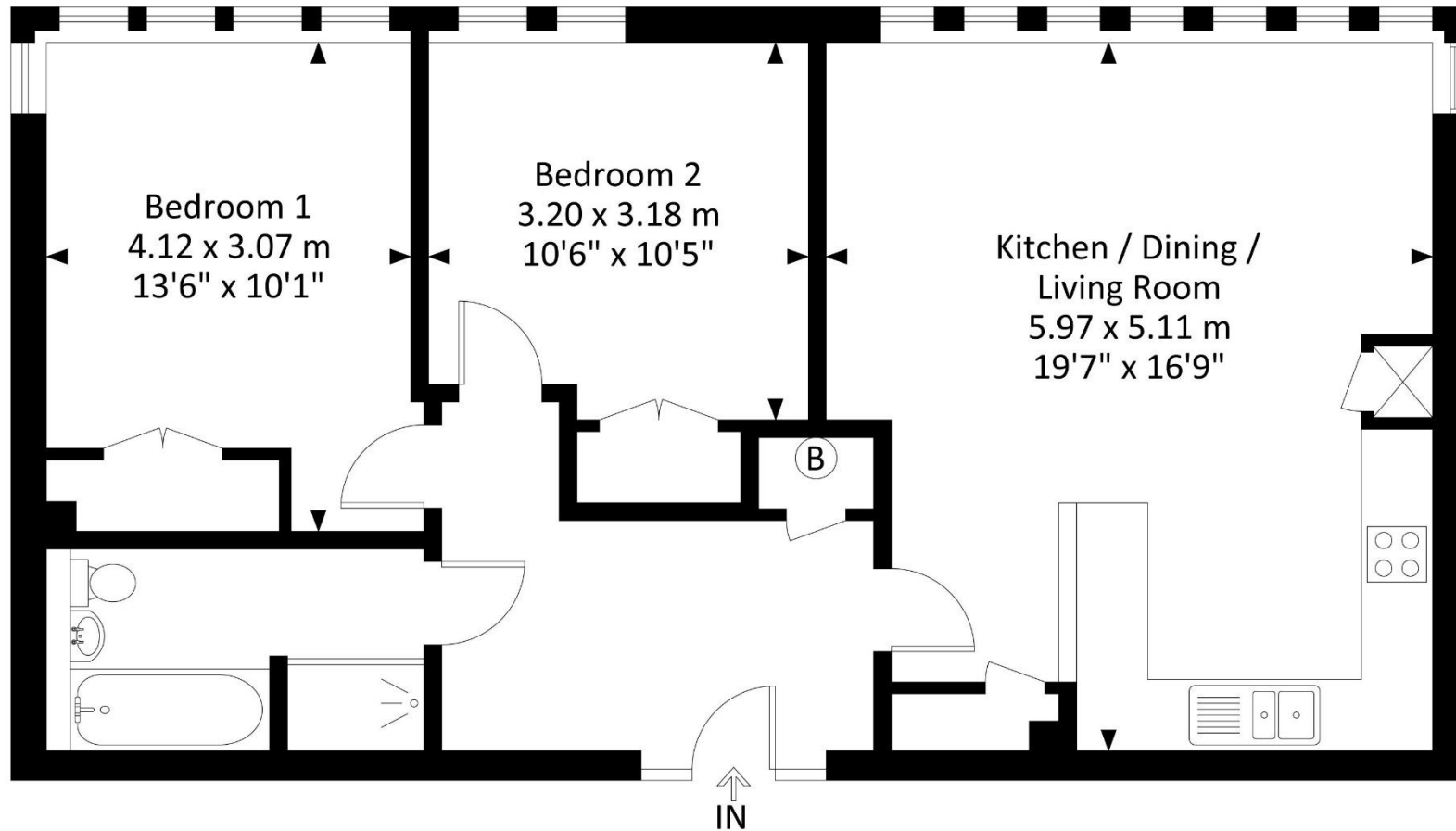


Illustration for identification purposes only, measurements and approximate, not to scale.

