



Hall Floor Flat, 59 Alma Road

Guide Price Range: £350,000-£375,000

RICHARD
HARDING

Hall Floor Flat, 59 Alma Road

Clifton, Bristol, BS8 2DE

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Conveniently located on a much sought after road in Clifton, a well-proportioned two-bedroom hall floor period apartment with the added benefit of an off-street parking space alongside use of a private outside patio space.

Key Features

- An impressive and well-presented 2-bedroom hall floor apartment with a well-proportioned contemporary kitchen/living room (21' x 13'10"), 2 bedrooms, off street parking and patio area.
- High ceilings and large sash windows create a bright and airy atmosphere.
- Situated on the hall floor of a handsome period building, retaining an abundance of period features.
- Set in a highly convenient position within a few hundred yards of Whiteladies Road, Clifton Down shopping centre and the Clifton Down train station with direct access into Bristol Temple Meads.
- To be offered to the market with no onward chain.

ACCOMMODATION

APPROACH: the property is accessed from pavement where level tarmacked pathway leads beside the parking spaces for the building on the left-hand side and past the compact front garden (privately owned by the hall floor flat) where 2 slate steps ascend to an impressive wooden panelled communal entrance door with intercom entry system which subsequently opens into: -

COMMUNAL ENTRANCE HALLWAY: immediately in front of you carpeted staircase with wooden balustrade ascend to the upper floors of this period building however on your left-hand side via multi panelled wooden door there is the private entrance to the hall floor flat, which opens into: -

ENTRANCE HALL: provides access off to all principal rooms of the apartment including the bathroom, bedroom 1, bedroom 2 and through to the open plan kitchen/living space with useful storage space beneath the communal staircase on the right-hand side, comprises of moulded skirting boards, multiple light points, wall mounted electricity meter and carbon monoxide/smoke alarm.

BEDROOM 1: (14'5" x 13'11" max into bay) (4.40m x 4.23m) comprises of moulded skirting boards, beautiful period cornicing, radiator, light point, recess into eaves storage, light flooding in via the bay to the front elevation via 3 substantial sash windows with enclosed working wooden shutters.

BATHROOM/WC: laid to tiled flooring comprises of a low level wc, wall standing hand wash basin with chrome tap over, shower cubicle with glass inset and tiled surround with wall mounted stainless steel shower head and controls, light point, extractor fan, chrome towel radiator, shaving point, space for free standing washing machine and space above for freestanding dryer.

BEDROOM 2: (12'2" x 7'1") (3.70m x 2.16m) light coming in via the rear elevation via a sash window with an outlook towards the separate rear garden not belonging to this flat, curtain rail over, moulded skirting boards, light point and radiator.





KITCHEN: (21'3 x 13'10") (6.48m x 4.22m) comprising of a variety of wall and base and drawer units, space for freestanding fridge/freezer, square edged worktops, electric oven with 4 ring induction hob above and an extractor fan over, lino tiled flooring, moulded skirting boards, picture rail and beautiful ceiling corning which stretches into: -

LIVING SPACE: versatile well-proportioned open plan space, with light coming in via the rear elevation via multiple sash windows, moulded skirting boards, picture rail, light point and tv point.

OUTSIDE

PARKING: this property benefits from the use of an off-street parking space.

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 30th November 1984. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £135 and the property is subject to a perpetual yearly rent charge of £5 5s 0d. This information should be checked by your legal adviser.

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

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.

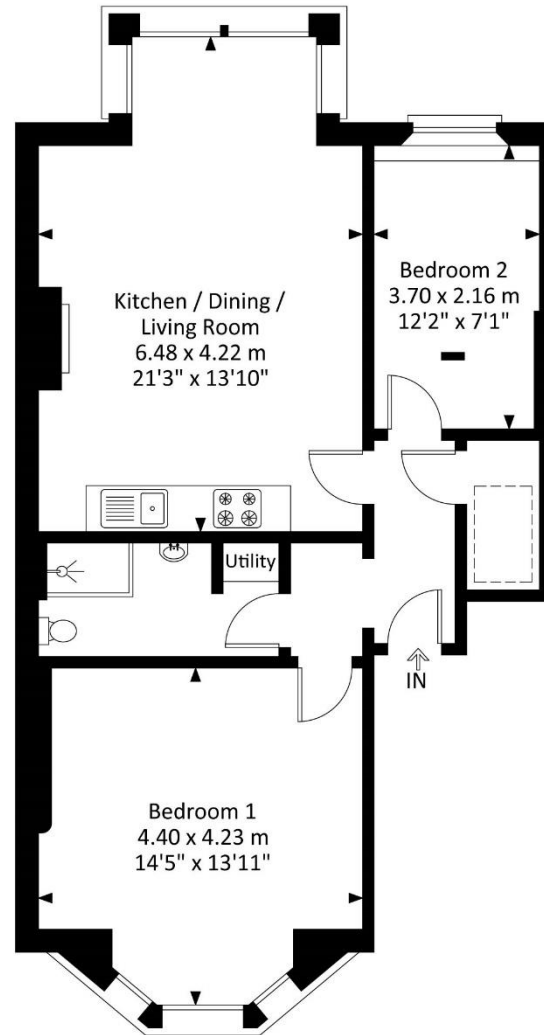


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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

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Approximate Gross Internal Area = 62.99 sq m / 678.01 sq ft



Ground Floor

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