



First Floor Flat, 39 St Johns Road
Guide Price £535,000

RICHARD
HARDING

First Floor Flat, 39 St Johns Road

Clifton, Bristol, BS8 2HD

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Set within an elegant Victorian period semi-detached building nestled on a picturesque tree-lined street in Clifton. A well balanced and light filled first floor apartment with large sitting room, separate kitchen/breakfast room, 2 double bedrooms, 2 bath/shower rooms and communal front garden. To be offered to the market with no onward chain.

Key Features

- Convenient location parallel to the nearby Whiteladies Road with a wide range of cafes, restaurants and essential services - handy transport links with bus routes and rail link at Clifton Down with a direct link to Temple Meads.
- A large, airy and immaculately presented apartment with an impressive 19ft x 14ft sitting room with simple moulded cornicing, period style fireplace and three original sash windows to the front elevation. Additionally, a lovely entrance hallway/dining hall that enjoys an abundance of natural light.
- Located within the Clifton East residents parking scheme.
- Use of a pretty communal front garden.
- Extensive storage throughout.
- To be offered to the market with no onward chain.

ACCOMMODATION

APPROACH: the property is accessed from pavement where pedestrian gate leads over level tarmac pathway which leads beside the communal front garden on your left hand side. Pathway continues to the right hand side of this beautiful period building where the communal entrance can be found immediately on your left hand side via wooden multi panelled door with intercom entry system which leads into:-

COMMUNAL ENTRANCE HALLWAY: inset door mat, various wall mounted post trays, light point, beautiful ceiling cornicing, carpeted staircase with beautiful period wooden balustrade ascends to the first floor of this handsome period building where the private entrance to the first floor can be found immediately in front of you via five panelled wooden private entrance door which leads into:-

ENTRANCE HALLWAY: a well-proportioned space with light coming in via the side elevation via two sash windows, engineered wooden flooring providing access off to the principal rooms of the apartment including the living room, second bedroom, bathroom, separate kitchen and master bedroom/en-suite, large **Airing Cupboard** housing the recently installed Worcester combi gas boiler as well as space for general bits and bobs. Lovely ceiling cornicing, picture rail, multiple light points, moulded skirting boards, gas column radiator, carbon monoxide alarm.

SITTING ROOM: (20'7" x 14'10") (6.27m x 4.52m) light flooding in via the front elevation via four sash windows with enclosed working wooden shutters behind with leafy outlook across towards the street scene to the front elevation, engineered wooden floorboards, moulded skirting boards, picture rail, ceiling cornicing, light point, two gas column radiators, period style cast iron fireplace with painted surround as well as various wall mounted shelving units.

BEDROOM 2: (14'2" x 9'3") (4.32m x 2.82m) a well-proportioned double bedroom with built-in wardrobe and easily enough space for a double bed, desk etc dependent upon one's preferences, with light coming in via the front elevation via single sash window with enclosed working wooden shutters behind with the same leafy outlook across towards the street scene as mentioned in the living room, moulded skirting boards, gas column radiator, light point, ceiling cornicing, wall mounted shelving units, large integrated wardrobe space.

BATHROOM/WC: accessed off the entrance hallway. Comprises tiled effect flooring, low level wc, floor standing wash hand basin with stainless steel taps over, ceramic panelled bath cubicle with stainless steel taps and wall mounted stainless steel shower head and controls over, inset ceiling downlights, extractor fan, shaving point, on three sides there are stylish tiled wall tiles, light coming in via the side elevation via a partially frosted single sash window alongside a chrome towel radiator, moulded skirting boards, mirrored wall cabinet with de-mister and light.





KITCHEN: (13'4" x 9'3") (4.06m x 2.82m) comprises a variety of wall, base and drawer units with a thick quartz square edged worktop over. Appliances including freestanding washer/dryer, free standing dishwasher, freestanding Falcon range cooker, freestanding fridge and freestanding freezer, stainless steel bowl sink with swan neck stainless steel tap over, light coming in via the rear elevation via single sash window with a leafy outlook across towards the neighbouring gardens to the rear elevation with enclosed working wooden shutters behind, light points above, extractor fan, stylish wall tiled surround, gas column radiator.

BEDROOM 1: (24'1" x 13'11") (7.34m x 4.24m) an incredibly large master bedroom with built-in wardrobe and easily enough space for a king size bed, large desk etc. dependent upon one's preferences, with light flooding in via the rear elevation via two large single sash windows with enclosed working wooden shutters behind, gas column radiator, cast iron fireplace (not working), moulded skirting boards, picture rail, ceiling cornicing, large integrated wardrobes. Door opening to:-

En Suite Shower/wc: laid to stylish tiled flooring, low level wc, floor standing wash hand basin with chrome tap, chrome towel radiator, inset ceiling downlights, moulded skirting boards, corner shower cubicle with glassed insert with wall mounted shower head and controls, extractor fan.

OUTSIDE

COMMUNAL GARDEN: a well maintained space laid to lawn.

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 25.3.1974. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £100. 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:
- 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.

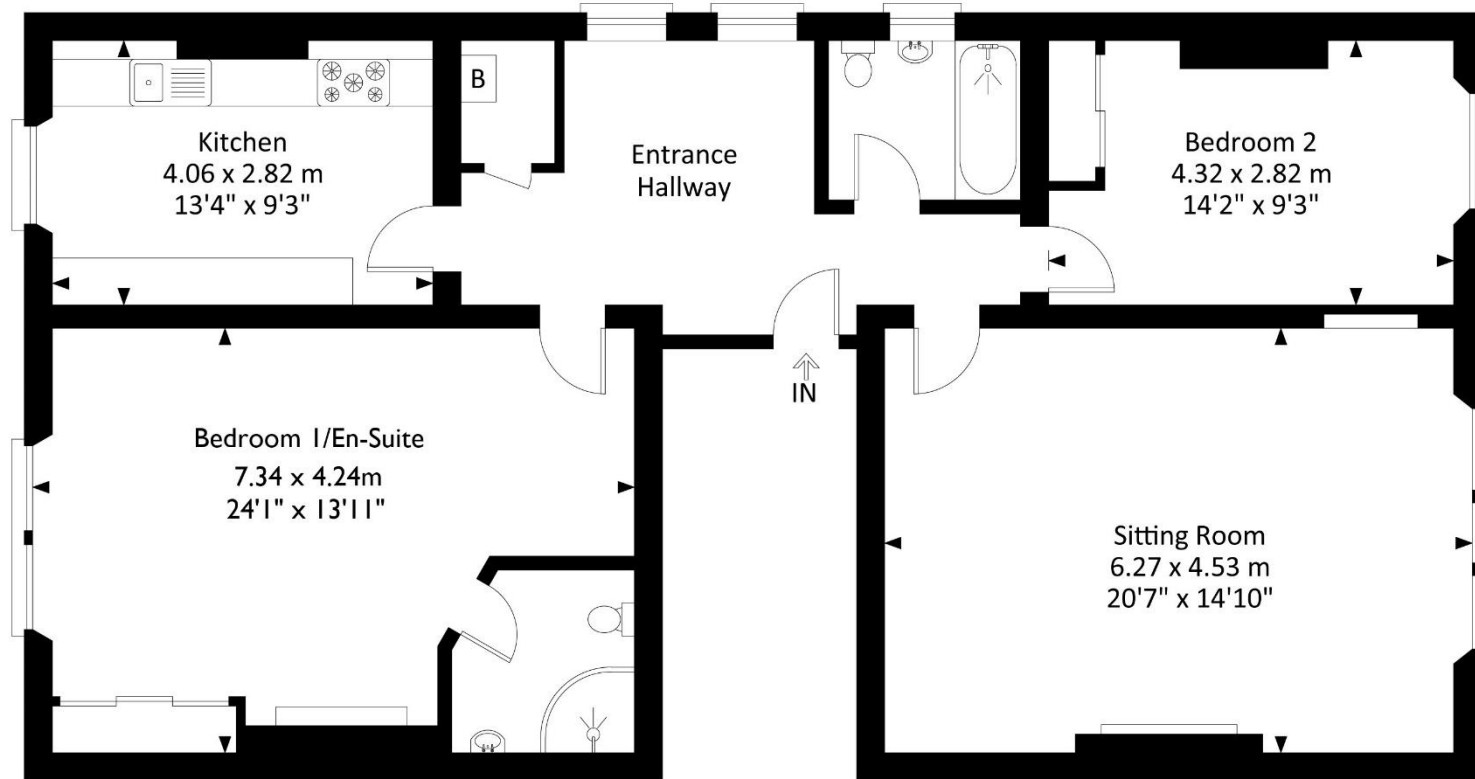


Score	Energy rating	Current	Potent
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	79 C
39-54	E		
21-38	F		
1-20	G		

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 = 101.71 sq m / 1094.79 sq ft



First Floor

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