



Garden Flat, Flat 1, 7 Anglesea Place  
Guide Price £300,000

RICHARD  
HARDING



# Garden Flat, Flat 1, 7 Anglesea Place

Clifton, Bristol, BS8 2UN

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A 1 double bedroom south westerly facing garden apartment refurbished to a high standard and positioned on a sought after quiet Clifton side street. One of four flats within a converted grade II listed building.

## Key Features

- One of four flats within a internally managed building benefiting from the remainder of a 999 lease and a share of the freehold.
- A grade II listed terrace built circa 1850.
- Modernised by the current owner including new boiler and electrics (2024).
- Situated within the CE residents parking zone (Monday – Friday 9 a.m. – 5 p.m.).
- An attractive south westerly facing garden leading directly from the kitchen.

## ACCOMMODATION

**APPROACH:** the property is approached via 3 panel communal entrance door with 'Videx' intercom entry phone, opens to:-

**COMMUNAL ENTRANCE:** rectangular entrance hall with timed lighting, radiator, fire alarm controls and meters, ornate ceiling mouldings, stairwell rising to upper floors and two doors on this level serve two of the apartments, the first door on the left is the private entrance to this property.

**CENTRAL HALLWAY/STAIRWELL:** upon opening the private entrance a turning staircase with half landing leads down to the basement level to a small rectangular central hallway with cast iron column radiator, tongue and groove wooden wall panelling, door to understairs utility room and is flanked by two doors to remaining rooms

**Understairs Utility:** utility room with wood effect vinyl flooring, wood panel tongue and groove walls to two sides and roll edged work surface with space and plumbing for two under counter white goods.

**BEDROOM:** (16'10" x 11'4") (5.13m x 3.46m) obscured wood framed sash window from floor to ceiling to front elevation with deep sill servicing as window seat, cast iron radiator on opposing wall, head height metal enclosed electrical consumer unit (installed 2024), external door opening onto undercroft and two internal doors to en-suite and walk in wardrobe.

**Walk in Wardrobe:** (6'7" x 3'11") (2.0m x 1.20m) walk in wardrobe with head height rails, cast iron column radiator and lighting.

**En-Suite Shower Room/wc:** corner shower cubicle, mains fed shower, pedestal hand basin, close coupled wc, heated towel rail, wood effect vinyl flooring, ceiling mounted extractor fan, metro tile walls, medicine cabinet and fixed wall mirror.

**KITCHEN/LIVING ROOM:** (16'10" x 12'1") (5.14m x 3.69m) wood framed windows and double doors opening onto rear elevation directly onto garden, open plan kitchen into sitting room but described separately:-







**Kitchen:** square edged polished stone worktops with Belfast sink, mixer tap and natural wood under counter units, eye level display shelves and natural wood cabinet housing combination boiler (installed 2024), space for under counter fridge, space for under counter washing machine and space for electric oven below a externally ducted extractor hood with lighting.

**Sitting Room:** cast iron insert fireplace with wooden surround and polished stone hearth with alcoves either side of chimney breast with built in shelving to one side, cast iron column radiator, Videx entry phone.

## OUTSIDE

**REAR GARDEN:** (28'0" x 17'2") (8.53m x 5.25m) spacious and sunny south westerly facing fully enclosed garden with stone walling to three sides. It is arranged as a low maintenance stone chipped central garden with raised bed towards the rear looking back towards 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 999 year lease from 1 January 2015. 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: 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.

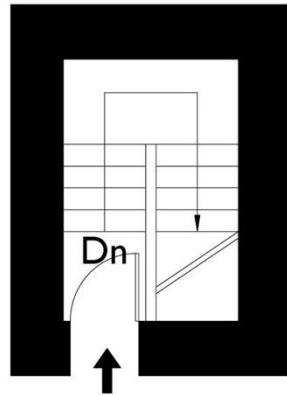
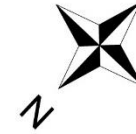
Score	Energy rating	Current	Poten
92+	A		
81-91	B		
69-80	C	72 C	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

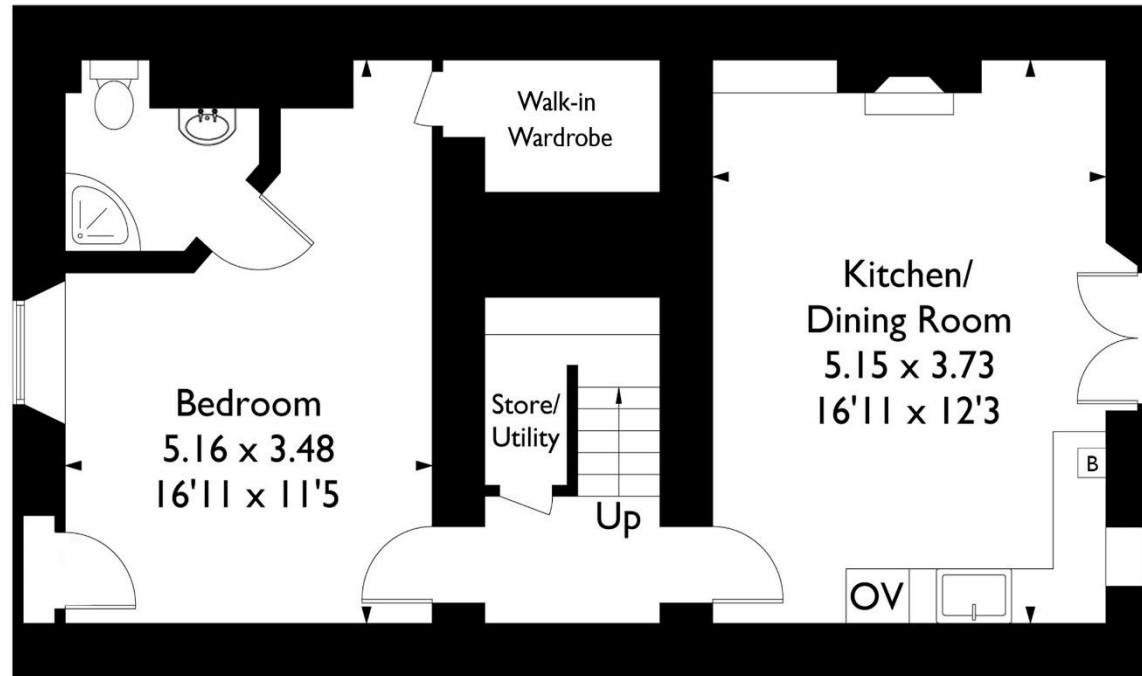


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Approximate Gross Internal Area = 57.19 sq m / 615.58 sq ft



Ground Floor



Lower Ground Floor

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.