



Courtyard Garden Flat, Montrose House, 90 Queens Road

Guide Price £425,000

RICHARD
HARDING

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Clifton, Bristol, BS8 1RT

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A well-proportioned 2 double bedroom, 2 bath/ shower room courtyard garden flat set within a handsome period building boasting a semi open plan kitchen/dining/sitting room and private courtyard garden. Offered with no onward chain.

Key Features

- Set in a highly favoured central location within 50 yards of Whiteladies Road and a short distance to Clifton Village and The Triangle.
- All sash windows have been recently refurbished and draught-proofed
- **Accommodation:** entrance hall, kitchen/dining room, sitting room, bedroom with en-suite wet room, bedroom 2 and bathroom/wc.
- **Outside:** utility room, private side courtyard, private bike storage and communal garden.
- Offered to the market with no onward chain enabling a straightforward move.

ACCOMMODATION

APPROACH: from the pavement, steps lead down to the private entrance door, opens to:-

ENTRANCE HALLWAY: ceiling light point, coving, dado rail, radiator, tall moulded skirting boards, tiled flooring. Doors lead to kitchen/dining room, bedroom 2 and bathroom/wc:-

KITCHEN/DINING ROOM: (21'1" x 11'7") (6.43m x 3.53m) measured as one but described separately as follows:-

Kitchen: fitted with a range of wall, base and drawer units with laminate worktop over and inset ceramic sink and drainer to side. Integrated appliances include 4 ring gas hob with electric double oven beneath and extractor fan over, fridge/freezer and dishwasher. Wall mounted Vaillant gas combi boiler. Tiled surrounds, tiled flooring, moulded skirting boards.

Dining Area: ample space for dining furniture, ceiling rose with light point, cornicing, radiator, tiled flooring, moulded skirting boards, Door opening to bedroom 1. Internal opening to:-

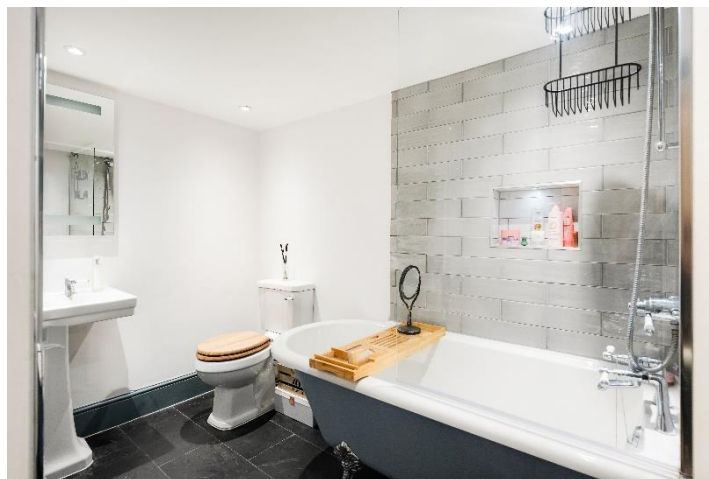
SITTING ROOM: (13'9" x 11'2") (4.19m x 3.40m) large sash window overlooking the courtyard, impressive feature cast iron working fireplace with wooden surround and fitted bookcases to either side of the chimney breast. Ceiling rose with ceiling light point, cornicing, radiator, moulded skirting boards.

BEDROOM 1: (17'1" x 13'10") (5.21m x 4.22m) a large double bedroom with built-in wardrobe and storage cupboards, sash window overlooking the courtyard garden with working shutters, ceiling light point, cornicing, radiator, tall moulded skirting boards. Door leading to:-

En-Suite Wet Room: a stunning re-fitted (2023) en-suite comprising a white suite with low level wc, wall mounted hand basin, system fed waterfall shower with additional handheld attachment, tiled walls, tiled flooring with underfloor heating, inset ceiling downlights, extractor fan.

BEDROOM 2: (13'5" x 12'8") (4.09m x 3.86m) a double bedroom with large sash window to side elevation, ceiling light point, cornicing, built-in storage, radiator, moulded skirting boards.





BATHROOM/WC: a stunning re-fitted bathroom suite comprising low level wc, pedestal wash handbasin, roll-edged claw-footed bath with system fed shower over, tiled surrounds, inset ceiling downlights, extractor fan, glass shower screen, mirror with motion activated LED light and heated demister, chrome towel radiator, tiled flooring, shaver socket, opaque double glazed window to side elevation, moulded skirting boards.

OUTSIDE

UTILITY ROOM: space and plumbing for washing machine, space for tumble dryer above, power and lighting. Tap for outside hose.

PRIVATE BIKE STORAGE: useful outside storage for bikes, tools, camping equipment etc.

SIDE COURTYARD GARDEN: an excellent low maintenance courtyard garden which is perfect for barbecuing/outside entertaining, mainly laid to stone chippings with raised sleeper style borders containing a variety of mature shrubs and hedges.

COMMUNAL GARDEN: located at the front of the property and mainly laid to lawn with a variety of mature shrubs and hedges to the borders.

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 24 March 1992 and is subject to an annual ground rent of £25 and a perpetual annual rent charge of £9.10s.0d. 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.

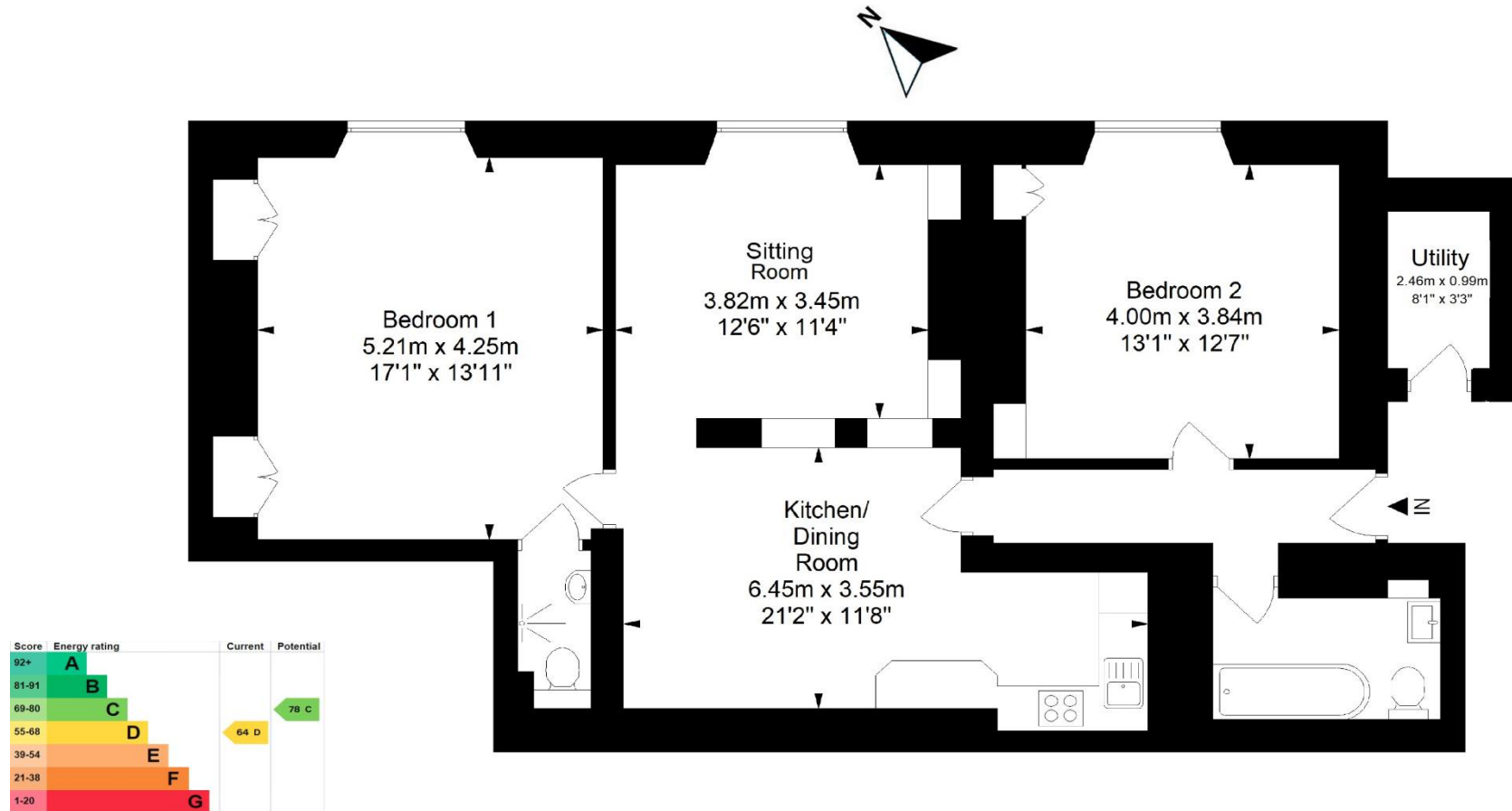
LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: C

PLEASE NOTE:

1. **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.
2. **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>
3. The photographs may have been taken using a wide angle lens.
4. 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.
5. We endeavour to make our sales details accurate 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.
6. 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.
7. 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.
8. 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.
9. 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.

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Approximate Gross Internal Area = 100.0 sq m/ 1076.4 sq ft (excludes Utility)



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

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print