



Second Floor Flat, Flat 3, 1 Gloucester Row

Guide Price Range: £350,000 - £375,000

RICHARD  
HARDING



# Second Floor Flat, Flat 3, 1 Gloucester Row

Clifton, Bristol, BS8 4AW

RICHARD  
HARDING

To be sold for the first time in over 40 years, an exceptionally well proportioned two double bedroom apartment commanding an elevated position on the second floor of a striking Grade II listed Georgian building nestled within the heart of Clifton Village on the doorstep of Christchurch Green.

## Key Features

- Nestled in a first class Clifton location on the doorstep of Christchurch Green within the heart of the Village, a golden opportunity to acquire this practical and functional apartment which has been cherished from our vendor client for over 40 years, the property could now benefit from modernising in the fullness of time and presents an exciting opportunity for a potential new buyer looking to add their own stamp.
- Clifton enjoys an enviable reputation with an eclectic and diverse range of boutique shops, bars, restaurants and further essential services. The architecture is varied and striking with 400 acres of open space found on the Downs just under a mile away.
- A light & airy apartment flooded with natural light.
- Exceptional elevated views across the city.
- Within the Clifton village residents parking scheme.

## ACCOMMODATION

**APPROACH:** from the pavement, two stone steps ascend to a wooden communal entrance doors which opens to:-

**COMMUNAL ENTRANCE:** wall mounted post trays, ceiling light point. Carpeted staircase with wooden balustrades rises to the second where the private entrance to flat 3 can be found immediately in front of you. Wooden door opens to:-

**ENTRANCE HALLWAY:** doors radiate to all rooms. Intercom entry system, ceiling light point, moulded skirting boards. Large useful storage cupboard housing utility meters.

**SITTING ROOM:** (13'9" x 11'4") (4.18m x 3.44m) Natural light provided by multipaned sash window to front elevation overlooking Christchurch Green. Laid with fitted carpet, radiator, moulded skirting boards.

**KITCHEN:** (10'7" x 6'6") (3.22m x 1.98m) comprising array of wall, base and drawer units with black square edged laminate worktops and inset sink and drainer. Natural light provided by multipaned sash window to side elevation with views of Clifton Village. Space for dishwasher, washing machine, and gas oven. Extractor hood over. Space for fridge/freezer. Ceiling light point.

**BEDROOM 1:** (13'7" x 10'9") (4.15m x 3.27m) good sized double bedroom with lots of natural light provided by multipaned sash window to the rear elevation with views of Clifton village and countryside beyond. Fitted carpet, ceiling light point, radiator.







**BEDROOM 2: (10'11" x 10'10") (3.32m x 3.30m)** double bedroom with natural light provided by multipaned sash window to the rear elevation with views of Clifton Village and countryside beyond. Fitted wardrobes, fitted carpet, ceiling light point, radiator.

**BATHROOM/WC:** low level wc with dual flush and concealed cistern, panelled bath with glass shower screen and wall mounted shower, wash basin set into vanity unit with storage beneath. Tiled surrounds, extractor fan, inset ceiling downlights. Cupboard housing gas boiler. Further cupboard housing hot water tank.

### **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. 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 March 1978. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that at the time of writing these particulars there is no formal monthly service charge; costs are split between the flats within the building when required. This information should be checked by your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: D

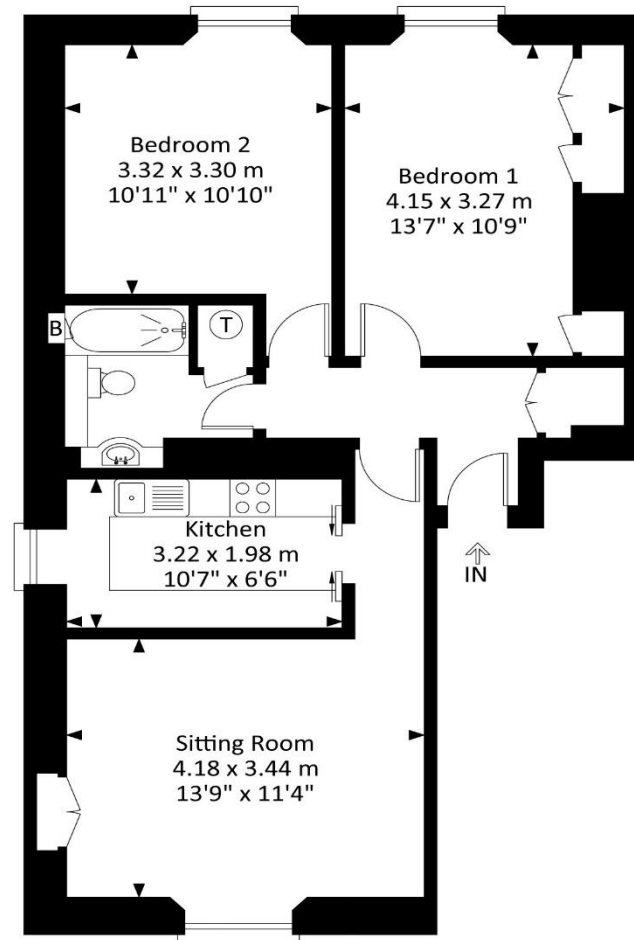
#### **PLEASE NOTE:**

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 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.
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 to view the property.
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.



## Second Floor Flat, Gloucester Row, Clifton, Bristol, BS8 4AW

Approximate Gross Internal Area = 61.86 sq m / 665.85 sq ft



Second Floor

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