



Top Floor Flat (front), 1 Richmond Park Road
Guide Price £420,000

RICHARD
HARDING

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Clifton, Bristol, BS8 3AS

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A stylish and well-presented two-bedroom (one double and one single) apartment situated in a first-class Clifton location, on the top floor of a handsome Grade II Listed Georgian building with the added benefit of an off-street parking space.

Key Features

- A charming and exceptionally well finished apartment which has been renovated by the current owners to a high standard throughout.
- Notably high ceilings.
- Benefits from an allocated off-street parking space.
- In a sought-after and convenient position to enjoy the city, within a short stroll of the shops, cafes and restaurants of Clifton Village, Whiteladies Road and Clifton Triangle. Also nearby the local Victoria Square park and the green open spaces of Durdham Downs and the Ashton Court Estate.
- Situated within the CV residents' parking scheme.

ACCOMMODATION

APPROACH: from the pavement, a level concrete driveway continues to the left-hand side of the building where immediately on your right-hand side, is the communal entrance to the building. A traditional four panelled wooden door opens to:-

COMMUNAL ENTRANCE HALL: spacious hallway with wall mounted communal notice board. Doors lead off to the hall floor apartments and the staircase ascends to the top floor of this beautiful, period building where immediately on your right-hand side is the private entrance to the apartment. Wooden door opens to:-

PRIVATE ENTRANCE HALLWAY: laid with fitted carpet, radiator, ceiling light point, intercom entry system, cupboard housing utility meters. Doors radiating to all rooms.

SITTING ROOM: (15'11" x 14'8") (4.86m x 4.48m) sash window to the front elevation with leafy outlook over street scene. Laid with fitted carpet, two radiators, ceiling coving, ceiling rose with light point, moulded skirting boards, cast iron fireplace with marble-effect surround and mantel.

KITCHEN: (10'9" x 7'9") (3.27m x 2.35m) recently renovated by the owner to a high standard comprising an array of wall, base and drawer units with quartz worktops over and inset stainless steel sink and drainer. Integrated appliances include eye level electric oven, 4 ring induction hob with extractor over, fridge/freezer. Single sash window to the rear elevation, inset ceiling downlights, wood-effect flooring.

BEDROOM 1: (14'8" x 10'8") (4.47m x 3.24m) double bedroom with sash window to front elevation with leafy outlook over street scene. Built-in wardrobes, ceiling light point, radiator.





BEDROOM 2: (11'2" x 6'7") (3.41m x 2.01m) single room currently used as a home office with sash window to the rear elevation providing natural light. Ceiling light point, radiator.

SHOWER ROOM/WC: recently renovated by the owner to a high standard comprising low level wc with concealed cistern, wall mounted wash basin with pull-out drawer beneath, large walk-in shower cubicle with overhead shower, glass shower screen and tiled surrounds. Chrome towel radiator, tiled flooring, extractor fan, inset ceiling downlights. Door to large **airing cupboard** housing the combi-boiler.

OUTSIDE

PARKING: the apartment benefits from an allocated 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 1 January 1976. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £200. This information should be checked by your legal adviser.

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

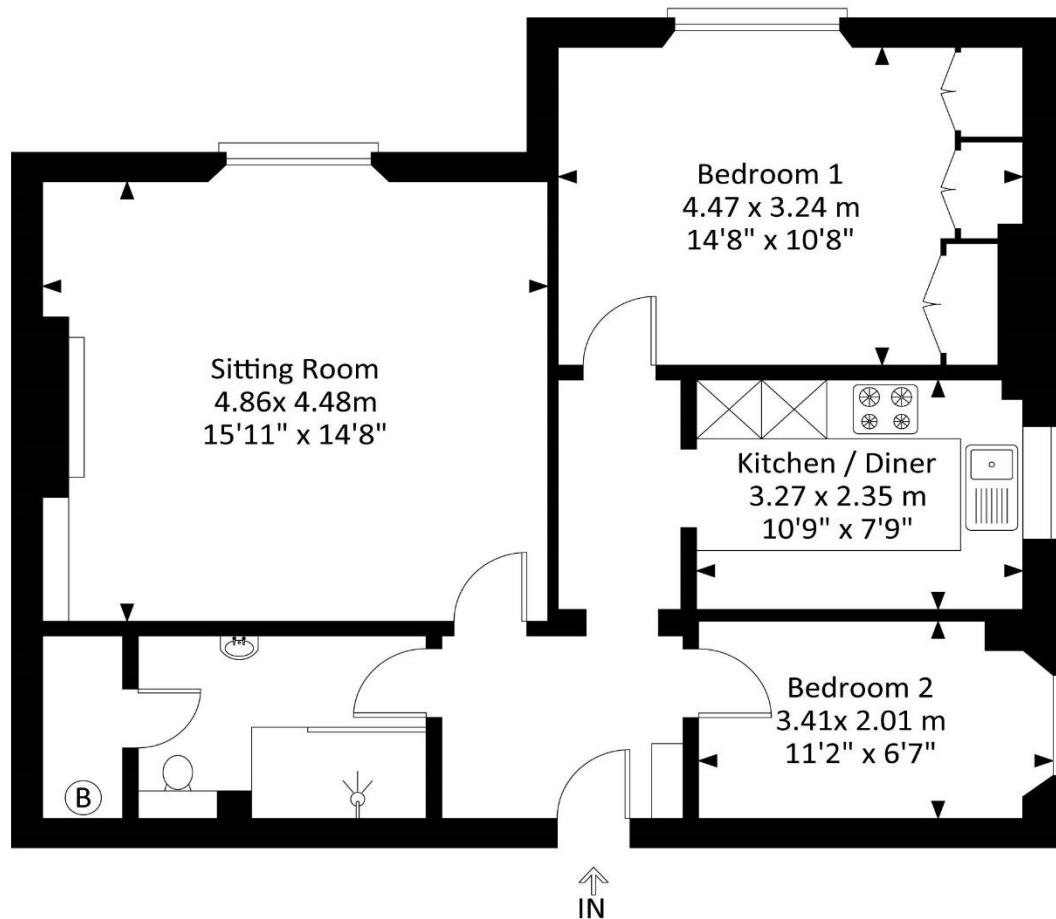
PLEASE NOTE:

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 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.



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Approximate Gross Internal Area = 67.32 sq m / 724.62 sq ft



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