



Ground Floor Flat, 11 Bellevue
Guide Price £390,000

RICHARD
HARDING

Ground Floor Flat, 11 Bellevue

Clifton, Bristol, BS8 1DB

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A well balanced two double bedroom hall floor apartment situated along a gorgeous Grade II listed Georgian terrace within walking distance of Clifton Village & the harbourside, with use of the mature and large communal gardens. To be offered to the market with no onward chain.

Key Features

- Set within a striking Grade II listed Georgian building nestled in a first-class location.
- Two well-proportioned bedrooms.
- Positioned on the hall floor and thus benefitting from a bright and airy feel with very high ceilings and large sash windows with the benefit of working shutters.
- Benefits from use of large communal gardens exclusive to the residents solely.
- Set in an exceptionally favourable location being a short distance from Clifton Village, The Triangle and Bristol's harbourside, convenient for a multitude of nearby amenities.
- To be offered to the market with no onward chain, enabling a prompt and straightforward move for a potential purchaser.



ACCOMMODATION

APPROACH: from the pavement, four stone steps ascend to a multi-panelled wooden communal entrance door with intercom entry system, which leads into:-

COMMUNAL ENTRANCE HALLWAY: carpeted staircase with wooden balustrade ascends to the upper floors. Immediately in front of you via wooden door is the private entrance to the ground floor apartment. Door opens to:-

ENTRANCE HALLWAY: providing access off to the principal rooms. Laid to wooden laminate flooring, intercom entry system, light point, carbon monoxide alarm, loft hatch, moulded skirting boards, radiator. Large storage cupboard housing wall mounted gas combi boiler and with space for freestanding washer/dryer.

SITTING ROOM: (14'0" x 13'0") (4.27m x 3.95m) with light coming in from the rear elevation via two large multi-paned sash windows with working wooden shutters, moulded skirting boards, light point, various wall mounted shelving, service hatch through to kitchen, wood laminate flooring.

KITCHEN: (10'8" x 5'3") (3.25m x 1.60m) a galley style kitchen with wooden laminate flooring, laid to a variety of wall, base and drawer units, square edged laminate worktops, stainless steel sink with tap over and draining unit beside, brick tiled splashbacks and tiled surround, radiator, integrated electric oven with 4 ring hob over, light point, space for freestanding fridge/freezer, pantry cupboard.





BEDROOM 1: (15'6" x 12'8") (4.72m x 3.86m) laid to fitted carpet, light coming in from the front elevation via multi-paned sash window with working wooden shutters, radiator, large integrated wardrobe space, light point.

BEDROOM 2: (14'5" x 7'9") (4.38m x 2.37m) good size double bedroom. Light coming in from the rear elevation via large multi-paned single sash window with working wooden shutters, moulded skirting boards, radiator, light point.

BATHROOM/WC: comprising low level wc, wall mounted hand wash basin with ceramic sink and chrome tap, bath with wall mounted electric shower head and controls, extractor fan, chrome towel radiator, large airing cupboard, inset ceiling downlights, loft access hatch.

OUTSIDE

COMMUNAL GARDEN: large gardens exclusive to the residents of the building.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, 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 997 year lease from 29 September 1854, with an annual ground rent of £25 p.a. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £160. This information should be checked by your legal adviser.

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

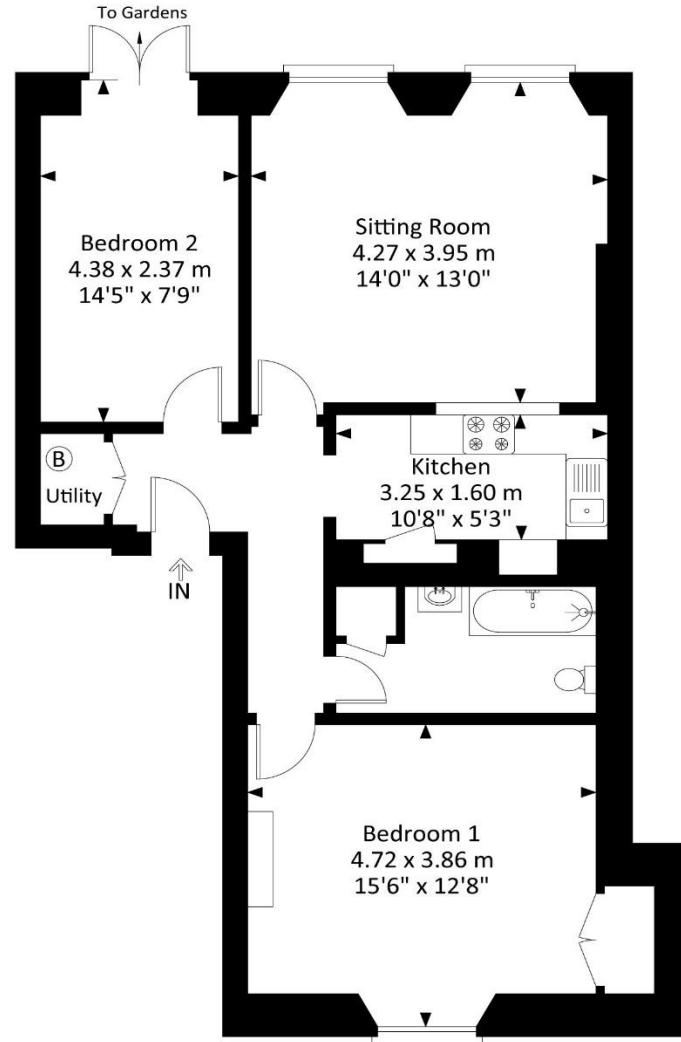
PLEASE NOTE:

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 = 64.24 sq m / 691.47 sq ft



Ground Floor

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