



Upper Maisonette, 16 Oakfield Place  
Guide Price £450,000

RICHARD  
HARDING



# Upper Maisonette, 16 Oakfield Place, Clifton, Bristol, BS8 2BJ

RICHARD  
HARDING

A 2 double bedroom upper maisonette on a quiet residential side street in Clifton, situated in an early Victorian Grade II listed building with a balcony.

## Key Features

- 1 of 3 flats within a Grade II listed converted, late Georgian-style townhouse, forming part of a terrace of 17 houses built circa 1852 by Thomas Pennington.
- Joined at hall floor level and positioned over the first and second floors.
- Benefitting from the remainder of a 999 year lease and a share of Freehold.
- Located on a partially pedestrianised road, opposite The Lido and equidistant from Clifton Village and Whiteladies Road.
- No onward chain making a prompt and convenient move possible.
- Situated within the CE Residents' Parking Scheme.

## GROUND FLOOR

**APPROACH:** over shared pedestrian front path with wood panelled communal entrance door with intercom entry system and shallow recessed storm porch. Opens to:-

**COMMUNAL HALLWAY:** a short rectangular communal space serving two of the flats in the building, the right hand door provides the private entrance into:-

## FIRST FLOOR

**STAIRWELL/LANDING:** full turning staircase rising to the first floor with intercom entry, coat hanging space, high ceilings with ceiling mouldings. Natural light from skylight at top floor, pair of doors flanking the landing with a low-level metal enclosed electric consumer unit.

**KITCHEN:** (14'10" x 12'9") (4.52m x 3.89m) fitted kitchen with roll edged work surfaces on both sides, eye and base level units, splashback tiling, inset stainless steel sink with mixer tap and drainer. Integrated double electric oven with 4 ring gas hob and stainless steel extractor hood over. Appliance space for washing machine and freestanding fridge/freezer. Wall mounted Vaillant ecoFIT pure combi boiler (installed summer 2024), pair of wood framed single glazed sash windows to the rear elevation with wooden window seat and storage beneath, high ceilings, radiator, tile-effect vinyl flooring and internal door to:-

**PANTRY:** spacious pantry cupboard with fitted shelving, power and lighting.

**SITTING ROOM:** (15'2" x 12'10") (4.62m x 3.91m) high ceilings with ornate central ceiling rose, ceiling mouldings, cast iron inset fireplace with limestone surround and polished stone hearth, radiator, wood framed sash window to front elevation with pleasant street scene views opening onto:-

**BALCONY:** (6'3" x 2'6") (1.91m x 0.76m) attractive balcony with decorative wrought iron balustrade and wooden decking, suitable for bistro dining.







## **SECOND FLOOR**

**LANDING:** turning staircase to half landing with a door to spacious **Storage Cupboard** with lighting, built-in shelving and good ceiling height. Stairs continue to second floor landing with natural light from Velux skylight and doors radiating to bedrooms and shower room.

**BEDROOM 1: (15'2" x 12'11") (4.62m x 3.93m)** wood framed single glazed sash window to front elevation with pleasant street scene views. Column radiator, polished timber flooring. Loft access hatch with narrow opening.

**BEDROOM 2: (12'10" x 8'10") (3.92m x 2.70m)** wood framed single glazed sash window to rear elevation with radiator and built-in wardrobe, shelving to one side of chimney breast and central alcove.

**SHOWER ROOM/WC:** part obscure-glazed wood framed sash window to rear elevation set into deep sill. Close coupled wc, pedestal wash hand basin with mixer tap, splashback tiling and wall mounted mirror. Low level shower cubicle with tiled enclosure. Wood effect flooring, partially tiled walls, column radiator with integrated towel rail, larger loft access hatch.

## **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 April 2000. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that there is no official monthly service charge collected. Any required maintenance and building works are done on an as and when basis by mutual agreement and shared contributions. This information should be checked by your legal adviser.

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

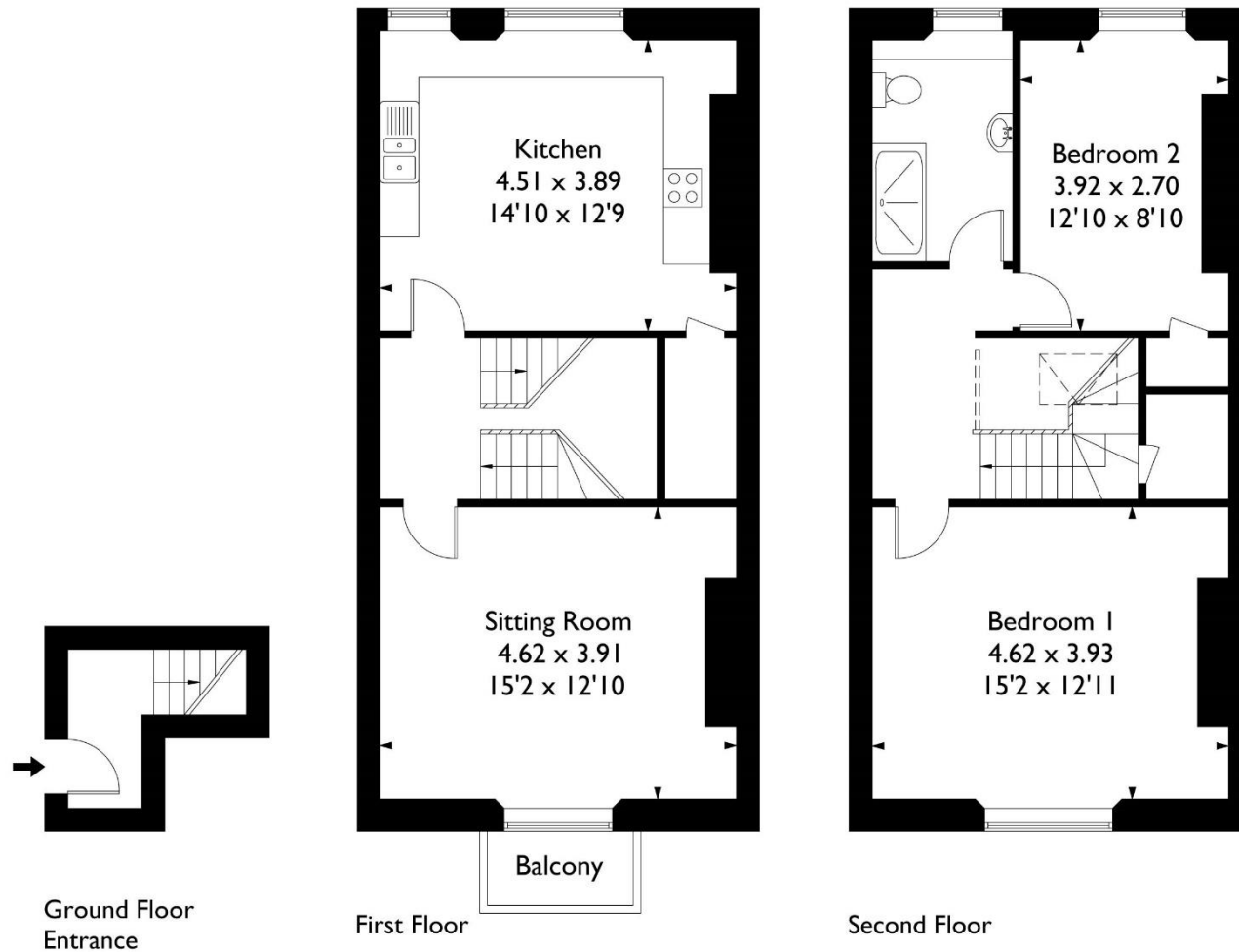
### **PLEASE NOTE:**

- 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.



# Oakfield Place, Clifton, Bristol BS8 2BJ

Approximate Gross Internal Area 96.20 sq m / 1035.40 sq ft



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.