



Third Floor Flat, 4e Worcester Terrace
Guide Price Range £425,000 - £450,000

RICHARD
HARDING

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Clifton, Bristol, BS8 3JW

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Commanding an elevated & secure position on the top floor of a striking grade II* listed neo-classical terrace set within the heart of Clifton Village, a well-proportioned and versatile 2/3 bedroom apartment offering nearly 900 sq. ft. of internal space as well as benefiting from access to a large communal garden exclusive to the residents.

Key Features

- 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.
- Located within the Clifton Village residents parking permit scheme.
- The apartment has a wealth of period features including fireplace, simple moulded corncicing, moulded skirtings and sash windows (including 3 which overlook the garden park to the front elevation).
- Situated on the top floor of an attractive grade II* listed building with a well organised management company.
- Enjoys elevated leafy views across Clifton.

ACCOMMODATION

APPROACH: the property is accessed from pavement, where a level stone pathway leads to a four-panelled wooden communal entrance door with intercom entry system, opening to:-

COMMUNAL ENTRANCE HALLWAY: a well maintained space with inset doormat, various wall mounted post trays. Access immediately in front of you to the hall floor apartment, however a carpeted staircase with wooden balustrade ascends to the top floor of this handsome period building where the private entrance to 4e Worcester Terrace can be found immediately in front of you via a four-panelled wooden door, which opens into:-

ENTRANCE HALLWAY: Laid to fitted carpet with moulded skirting boards, wall mounted coat hooks, light point, carbon monoxide alarm, smoke alarm, intercom entry system. Doors to central reception area, bedroom1, bedroom 3/study and bathroom/wc.

CENTRAL RECEPTION AREA: (14'7" x 9'0") (4.44m x 2.75m) a versatile space which provides access off to kitchen, sitting room and subsequently through to bedroom 2. Currently used as a dining space; light point, laid to fitted carpet, radiator. Light coming in via large skylight above. Access off to large airing cupboard.

KITCHEN: (10'2" x 7'11") (3.10m x 2.40m) laid to a variety of wall, base and drawer units with roll edged laminate wood effect worktops, electric oven with 4 ring induction hob over and extractor hood above, stylish cubed tiled splashbacks, stainless steel sink with mixer tap and integrated draining unit beside. Integrated dishwasher, space for freestanding fridge/freezer, light point.

SITTING ROOM: (17'1" x 12'3") (5.20m x 3.72m) laid to fitted carpet, two radiators, light point, cast iron fireplace with wooden surround, light coming in from the front elevation via multi-paned single sash windows with a most pleasant outlook across towards the communal gardens, loft hatch. Door to bedroom 2.





BEDROOM 1: (16'2" x 9'5") (4.92m x 2.87m) flooded with natural light coming in from the rear elevation via multi-paned single sash window with leafy outlook across towards Cobblestone Mews to the rear, moulded skirting boards, light point, fitted wardrobe space, radiator, loft hatch. Cupboard housing gas boiler.

BEDROOM 2: (10'0" x 8'1") (3.05m x 2.45m) accessed off of the sitting room. Light coming in from the front elevation via multi-paned single sash window with leafy outlook across towards the communal gardens. Light point, laid to fitted carpet, moulded skirting boards, radiator.

BEDROOM 3/STUDY: (9'2" x 7'11") (2.78m x 2.40m) laid to fitted carpet, radiator, light coming in from the rear elevation via multi-paned single sash window with leafy outlook across towards Cobblestone Mews to the rear, light point, access to useful storage cupboard, wash hand basin with chrome tap, tiled surround and cupboard below.

BATHROOM/WC: laid to stylish tiled flooring, low level wc, pedestal wash hand basin with chrome tap and stylish tiled splashback, chrome towel radiator, light point, ceramic panelled bath with telephone style mixer tap, wall mounted shower head and controls over, light coming from the rear elevation via a frosted single sash window.

OUTSIDE

COMMUNAL GARDENS: the property benefits from use of the beautiful substantial Worcester Terrace communal gardens.

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 June 1984, with an annual ground rent of £25 p.a. 4 Worcester Terrace is also subject to a perpetual yearly rentcharge of £8.00 p.a. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £130. This information should be checked by your legal adviser.

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

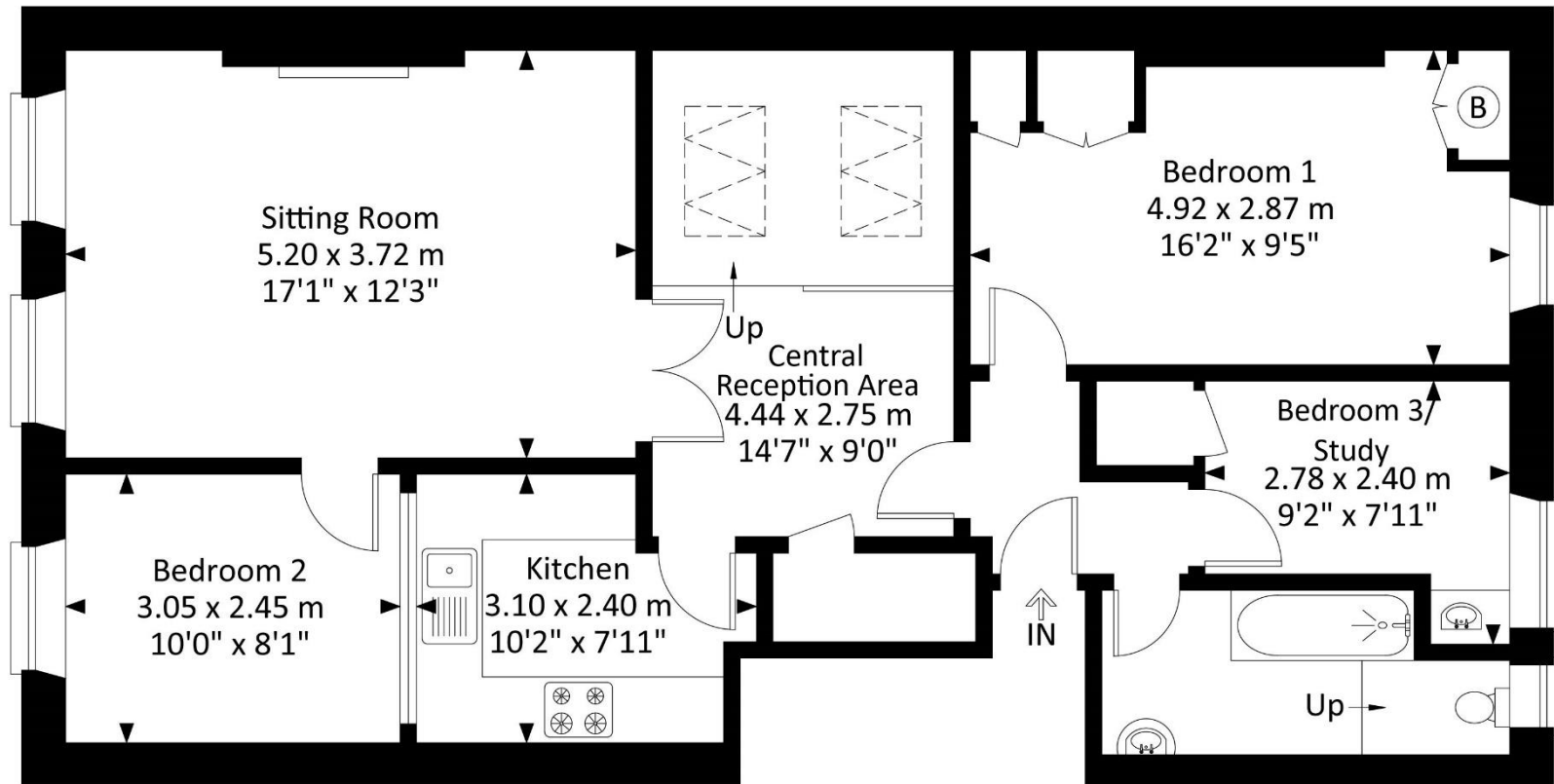
PLEASE NOTE:

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.



Top Floor Flat, 4 Worcester Terrace, Clifton, Bristol, BS8 3JW

Approximate Gross Internal Area = 79.76 sq m / 858.52 sq ft



Third Floor

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