



Second Floor Flat, 3 Christchurch Road
Guide Price £465,000

RICHARD
HARDING

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Clifton, Bristol, BS8 4EF

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A beautiful and spacious (952 sq. ft.) 2 double bedroom top floor Victorian period apartment set on one of Clifton Village's most sought after roads with Christchurch Green just a moment's walk away, offering well balanced rooms and a spectacular light filled hallway landing.

Key Features

- Christchurch Road is a discreet backwater in the heart of Clifton Village, within a short level stroll of excellent shops, cafes and restaurants.
- **Accommodation:** split level entrance hall/landing with vaulted ceiling, kitchen/dining room, sitting room, bedroom 1 with en-suite shower room, bedroom 2 and bathroom/wc.
- Share of Freehold with internally run management company.
- Gas central heating via modern Valliant combi boiler (installed in 2024).
- Set in the Clifton Village (CV) residents parking scheme.
- Membership available for Clifton Park & Vyvyan Terrace Communal Gardens (£55 per year).
- A rather special apartment retaining many period features such as sash windows and generous ceiling height.

ACCOMMODATION

APPROACH: pathway leads to raised communal front entrance door. Stairs rise to top floor landing, where the private entrance door to the property can be found immediately in front of you.

ENTRANCE HALLWAY: hardwood door giving access to split level landing with vaulted ceiling comprising of four Velux ceiling skylights, split level landing providing space for coats and shoe storage. Stairs return to upper landing with ceiling light point, loft access hatch with fitted ladder, door entry intercom system, radiator and moulded skirting boards. Doors lead to kitchen/dining room, sitting room, bedroom 1, bedroom 2 and bathroom/wc.

KITCHEN/DINING ROOM: (17'11" x 11'4") (5.45m x 3.46m) a generous sized room fitted with a matching range of shaker style wall, base and drawer units with wood effect laminate worktop over, 1 ½ bowl ceramic sink with drainer and mixer tap over. Integrated single electric oven with 4 ring gas hob over with extractor fan above. Space for washer dryer, dishwasher and upright fridge/freezer, tiled surrounds, sash window overlooking rear elevation, inset ceiling downlighters, faux feature fireplace, Valliant combi boiler concealed in kitchen cabinetry, ample space for dining room furniture, inset ceiling downlighters, tile effect flooring (kitchen area), wood effect flooring (dining area), radiator, moulded skirting boards.

SITTING ROOM: (15'7" x 12'10") (4.75m x 3.90m) two sash windows overlooking the front elevation, cast iron feature fireplace, built-in cabinetry to either side of chimney breast, ceiling light point, radiator, moulded skirting boards.

BEDROOM 1: (17'11" x 11'4") (5.45m x 3.45m) a large double bedroom with sash window overlooking rear elevation, ceiling light point, cast iron style radiator, built-in wardrobe with hanging rails, moulded skirting boards. Opening to:-





En-Suite Shower Room: white suite comprising wash hand basin set on vanity unit with useful storage beneath, electric shower with tiled surrounds, wall light point, extractor fan, window to rear elevation, shaver socket, tile effect wood flooring, moulded skirting boards.

BEDROOM 2: (15'7" x 9'10") (4.75m x 3.00m) a double bedroom with ample space for study/work from home area, sash window overlooking front elevation, ceiling light point, radiator, moulded skirting boards.

BATHROOM/WC: white bathroom suite comprising low level wc, wall mounted wash hand basin with storage drawer beneath, curved bath with system fed waterfall shower plus separate detachable shower over, curved shower screen, inset ceiling downlighters, extractor fan, chrome towel radiator, tiled walls, wood effect tile flooring.

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 1983. We understand that the property owns a share of the Freehold for the building. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £150. This information should be checked by your legal adviser.

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

PLEASE NOTE:

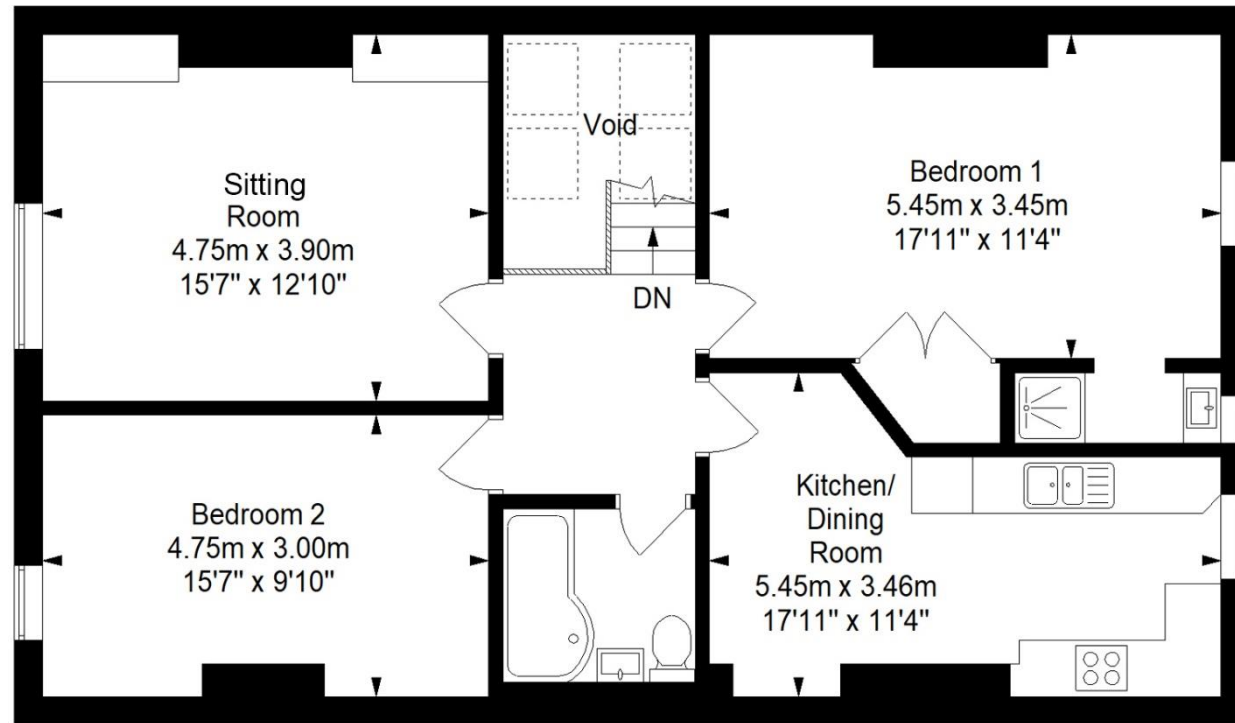
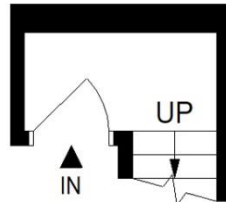
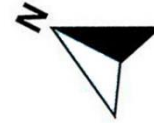
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

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Approximate Gross Internal Area = 88.5 sq m/ 952.5 sq ft
(Excludes Void)



First Floor
Entrance

Second Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print