



Flat 2, Alexandra Gate, 1 Alexandra Road  
Guide Price £280,000

RICHARD  
HARDING



# Flat 2, Alexandra Gate, 1 Alexandra Road

Clifton, Bristol, BS8 2DD

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Offered to the market with no onward chain, a well-balanced one bedroom flat in a first-class Clifton location situated within striking distance of Whiteladies Road, with the rare benefit of a private entrance and allocated parking space.

## Key Features

- Situated on the lower ground floor of an attractive period building essentially on the doorstep of Whiteladies Road with its vast array of shops, bars, cafes, restaurants & more.
- Situated in a highly sought after Clifton location, ideally nestled between the Village and the nearby necessities of Whiteladies Road, with both being just a short stroll away. A short walk up Whiteladies Road is the Durdham Downs with over 400 acres of recreational space on offer, Clifton Down Train Station is within close proximity and access to the city centre is also within easy reach.
- A practical & functional apartment which could benefit from modernising in the fullness of time, being an exciting opportunity for a potential new buyer and particularly those looking to get a start on the property ladder. Given the proximity to Whiteladies Road, Bristol university alongside everything else Clifton has to offer, the apartment also offers an exciting prospect to investors having been successfully rented for a number of years.
- One double bedroom.
- Benefits from an allocated parking & private entrance.
- Offered to the market with no onward chain enabling a prompt move for a potential buyer.



## ACCOMMODATION

**APPROACH:** the property is accessed from the pavement where two metal electronically operated gates lead over a level car park which provides one allocated parking space for our subject property. Immediately in front of you is the private entrance for Flat 2. Upvc door with glass insert leads into:-

**ENTRANCE PORCH:** with inset door mat, various wall mounted coat hooks, light coming in via the side elevation. Immediately on your right hand side, a secondary door leads into:-

**OPEN PLAN KITCHEN/LIVING/DINING SPACE:** laid to wooden laminate flooring, measured and described separately as follows:-

**Living/Dining Space:** (15'0" x 11'4") (4.57m x 3.45m) radiator, light coming in from the side elevation via a single sash multi-paned window, cast iron fireplace with wooden surround, moulded skirting boards, light point. Wooden door leads to short hallway leading to en-suite bedroom and cloakroom/wc.

**Kitchen:** (11'4" x 8'2") (3.46m x 2.46m) a practical and functional kitchen which would benefit from modernising in the fullness of time, comprising a range of wall, base and drawer units with square edge laminate worktops, 1 ½ bowl sink with integrated drainer beside and mixer tap over, electric oven with 4 ring hob over and extractor hood above, tiled splashbacks, light point, radiator, moulded skirting boards, fire alarm, carbon monoxide alarm. Door to:-

**UTILITY:** (11'5" x 3'10") (3.48m x 1.17m) with space for freestanding washer/dryer, wooden laminate flooring, radiator, light point.





**DOUBLE BEDROOM:** (14'11" x 11'11") (4.55m x 3.64m) laid to wooden laminate flooring, light coming in from the side elevation via multi-paned sash window, moulded skirting boards, light point. Large integrated wardrobe/storage cupboard. Door to:-

**En-Suite Bathroom/WC:** (7'10" x 6'1") (2.38m x 1.86m) comprising low level wc, pedestal wash hand basin with chrome tap, ceramic panelled bath with wall mounted shower head and controls over, extractor fan, tiled flooring and tiled walls, light point.

**CLOAKROOM/WC:** laminate tiled flooring, pedestal hand wash basin, light point, dual flush low level wc.

**OUTSIDE**

**PARKING:** the property benefits from one allocated parking space accessed off Alma Road.

**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 March 1989, 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 £110. This information should be checked by your legal adviser.

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

**PLEASE NOTE:**

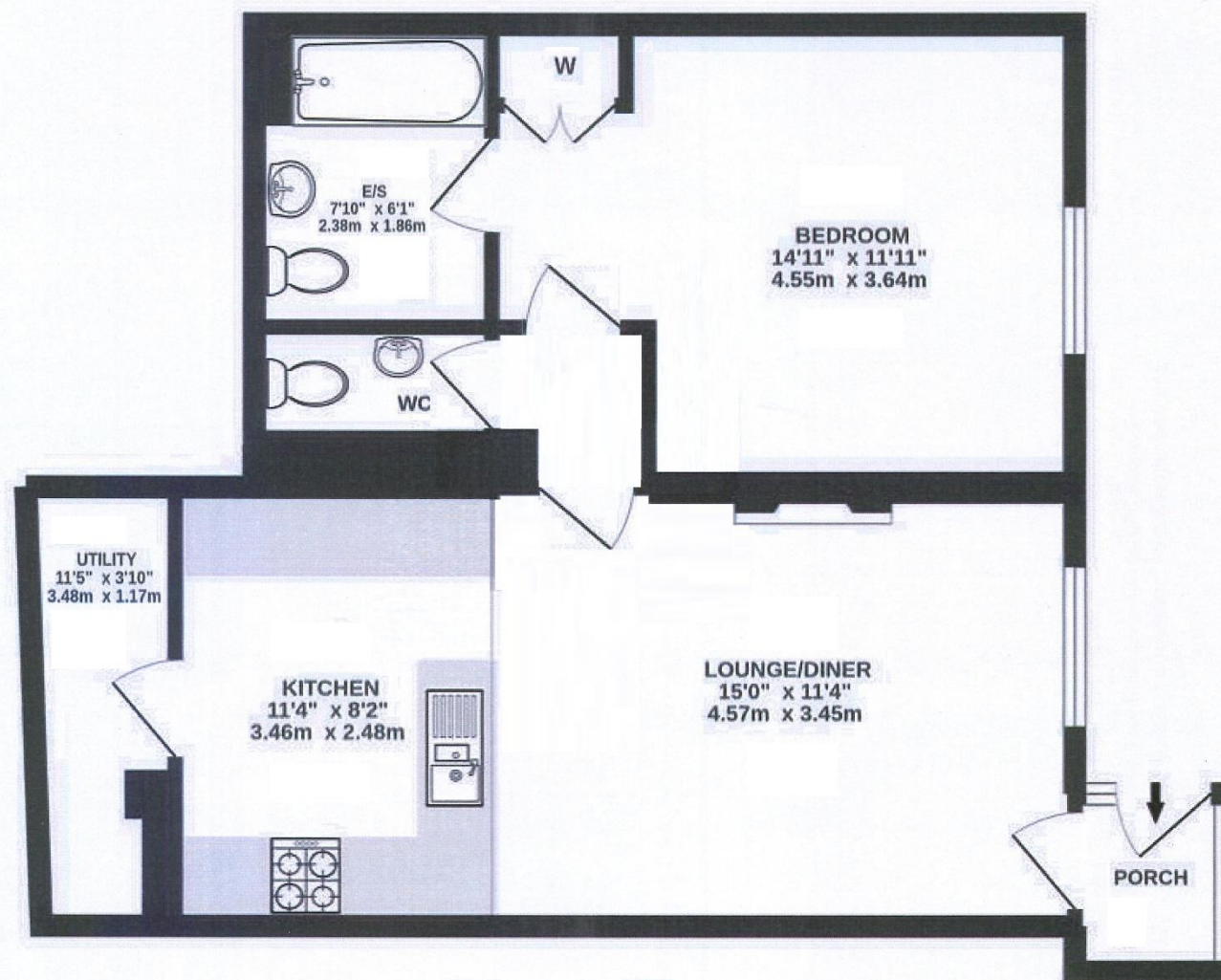
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	62 D
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.





GROUND FLOOR  
555 sq.ft. (51.5 sq.m.) approx.