



First Floor Flat, Flat 4, 1 Richmond Park

Guide Price £425,000

RICHARD
HARDING

First Floor Flat, Flat 4, 1 Richmond Park Road

Clifton, Bristol, BS8 3AS

RICHARD
HARDING

A 2 bedroom first floor balcony apartment, positioned within a converted Grade II listed building with the added benefit of off street parking and no onward chain.

Key Features

- An attractive front facing balcony with pleasant street scene views.
- In a sought after and convenient position to enjoy the city, within a short stroll of the shops, cafes and restaurants of Clifton Village, Whiteladies Road and Clifton Triangle. Also nearby the local Victoria Square park and the green open spaces of Durdham Downs and the Ashton Court Estate.
- Situated within the CV residents' parking scheme and within the Clifton Conservation Area.
- One of a pair of Ashlar stone fronted Grade II listed villas in the Italianate style.
- No onward chain making a prompt move possible.

ACCOMMODATION

APPROACH: a wide stone pillared entrance is open to a shared tarmac driveway entrance which leads around to the side of the building with further parking to the rear where the side entrance can be found serving 7 of the apartments within the building. Intercom entry phone and keycode entry within a large traditional wooden door, opens up two steps and opens to:-

COMMUNAL HALLWAY & STAIRWELL: communal hallway with parquet flooring, integrated foot mat and noticeboard. Turning staircase with half landings and wood framed sash windows for natural light rises to the first floor. Private door into:-

ENTRANCE HALLWAY: a spacious central 'L' shaped hallway providing access to all principal rooms with slightly lower ceiling height than the rest of the apartment. Wall mounted BT Openreach connection, wall mounted intercom entry phone and radiator. Four built-in wooden wardrobe cupboards and floor level cupboard housing gas meter and metal enclosed electric consumer unit.

KITCHEN: (10'9 x 6'2) (3.27m x 1.87m) wood framed sash to side elevation over an integrated stainless steel sink with mixer tap and drainer set into a roll edged wood effect worksurface with tiled splashback, eye and floor level kitchen units with integrated extractor hood over a 4 ring gas hob with electric oven below, space for slimline dishwasher, space for fridge/freezer, built-in wooden shelving on opposing wall and radiator below. Cupboard concealing Worcester 24CDi combination boiler.

SITTING/DINING ROOM: (16'0 x 14'7) (4.88m x 4.45m) wood framed sash window to front elevation with working window shutters and pleasant street scene views which provides direct access onto external front balcony, high ceilings continue with ceiling mouldings, central ceiling rose, dado rail, a pair of matching built-in cabinets with shelving into the alcoves either side of the central chimney breast. Cast iron insert fireplace with white marble surround and stone hearth, wooden flooring and radiator on opposing wall. Dimmer switch lighting.

BEDROOM 1: (13'11 x 10'9) (4.23m x 3.27m) wood framed sash window with working wooden shutters to front elevation with pleasant street scene views over the front entrance, with radiator to side, dado rail and high ceilings.

BEDROOM 2: (9'11 x 7'9) (3.01m x 2.35m) wood framed sash window to side elevation, radiator on opposing wall and high ceilings.

BATHROOM/WC: high ceilings continue, an internal bathroom with acrylic bath with tiled enclosure, mains fed shower with further hose attachment and mixer tap, pedestal hand basin with mixer tap,





fixed wall mirror, close coupled wc, built-in shelving, radiator, tile effect vinyl flooring and wall mounted extractor fan. Further internal door through to:-

Utility Cupboard: a short and tall utility cupboard with high level shelving and space and plumbing for 1 or 2 kitchen appliances such as washing machine etc.

OUTSIDE

BALCONY: (15'4 x 3'11) (4.67m x 1.20m) a rectangular westerly facing front balcony with low stone decorative balustrade, space for seating, currently fitted with protective tiles.

PARKING: there is allocated parking, the dedicated space for this apartment is to the front of the building within view of the balcony.

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 January 1976, with a ground rent of £15.00 p.a. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the building has an internally run Management Company and has a monthly service charge of £200. This information should be checked by your legal adviser.

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

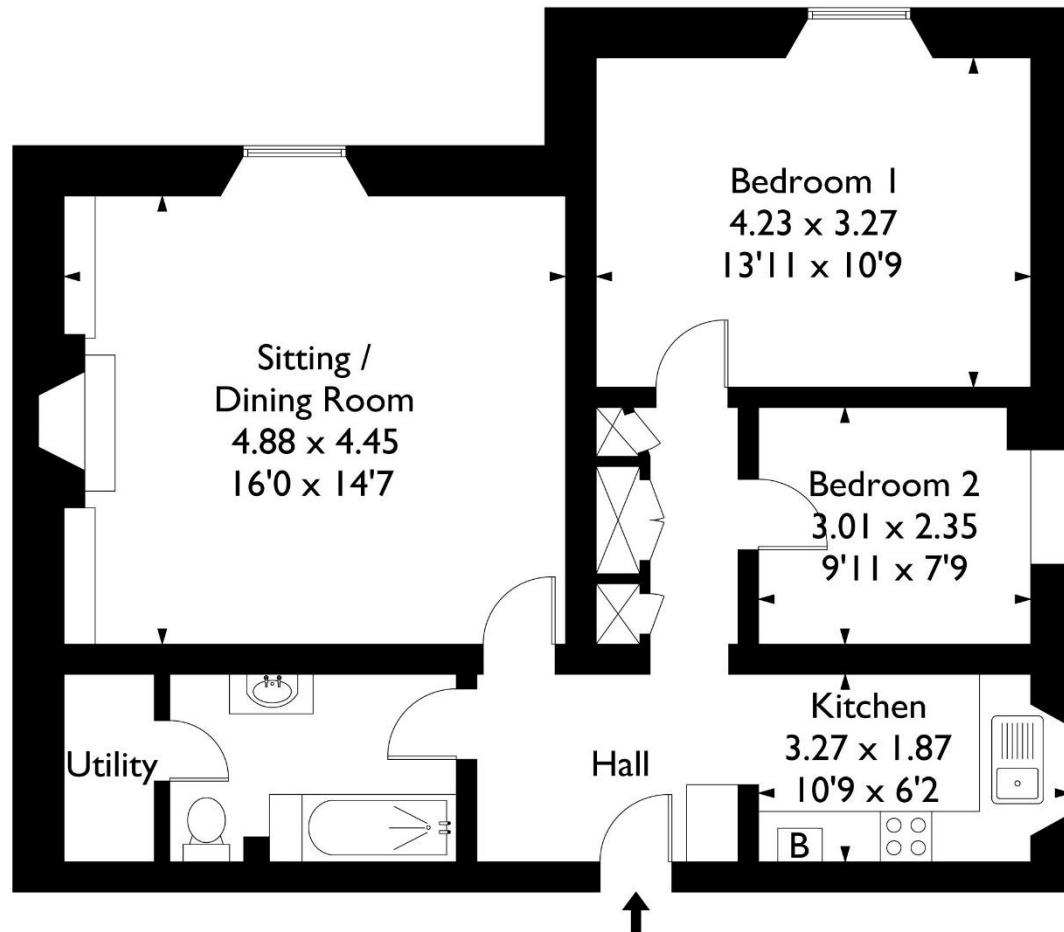
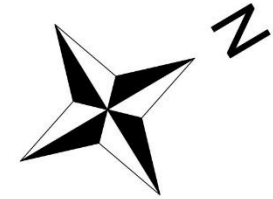
PLEASE NOTE:

- 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	56 D	80 C
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.

Richmond Park Road, Clifton, Bristol BS8 3AS
Approximate Gross Internal Area = 69.38 sq m / 746.80 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.