



Top Floor Flat, East Loft, (Flat 9), 14 Saville Place

Guide Price £425,000

RICHARD  
HARDING



# Top Floor Flat, East Loft (Flat 9), 14 Saville Place

Clifton, Bristol, BS8 4EJ

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An incredibly spacious and well configured 3 bedroom (2 doubles and 1 single) apartment located in the heart of Clifton Village.

## Key Features

- Prime location within just yards of incredible independent cafes, restaurants and boutique shops of Regent Street, Princess Victoria Street and The Mall, whilst also being nearby Clifton Downs, Brunel Suspension Bridge and access to all central areas, yet tucked away on a peaceful and attractive road.
- **Accommodation:** spacious entrance hallway, sitting room with wide wall opening connecting through to a good sized kitchen with natural light, 2 bedrooms and a further occasional bedroom or home office and a bathroom/wc.
- An engaging period converted apartment in an incredible location with a warm and welcoming atmosphere.

## ACCOMMODATION

**APPROACH:** at the rear of the building, accessed off Saville Place where there is a communal entrance and staircase rising through the building to the top floor landing where you will find the private entrance to Flat 9 on the left hand side.

**ENTRANCE HALLWAY:** (approx. 22'0" x 3'9") (6.71m x 1.14m) a large central entrance hallway running through the apartment with high ceilings, feature exposed roof beams, door entry intercom, radiator, thermostat for the central heating and doors leading off to the lounge/dining room, bedroom 1, bedroom 2, bedroom 3/home office and bathroom/wc.

**LOUNGE/DINING ROOM:** (15'6" x 14'9") (4.73m x 4.50m) a light and airy sitting room with high vaulted ceilings with exposed feature roof beams, Velux skylight window, further windows to rear with partial views out towards the gardens opposite, period fireplace, radiator, ample space for seating and dining furniture and wide wall opening providing a sociable connection between the sitting room and kitchen.

**KITCHEN:** (14'3" x 6'9") (4.35m x 2.06m) a modern fitted kitchen comprising base and eye level cream units with wood block worktop over and inset 1½ bowl stainless steel sink and drainer unit, integrated electric oven with 4 ring gas hob and extraction over, wall mounted Worcester gas central heating boiler, further plumbing and appliance space for washing machine and fridge, exposed roof beams, wood laminated flooring and a radiator.

**BEDROOM 1:** (13'5" x 11'5") (4.10m x 3.47m) a good sized double bedroom with exposed original roof beams, Velux skylight window, further picture window to rear, offering a lovely outlook over the Saville Place Crescent and gardens, period fireplace and a radiator.

**BEDROOM 2:** (11'5" x 7'11") (3.47m x 2.40m) high ceilings with exposed roof beam, Velux skylight window, further picture window to rear offering a similar outlook as bedroom 1, period fireplace and a radiator.

**OCCASIONAL BEDROOM 3/HOME OFFICE:** (9'1" x 6'10") (2.76m x 2.07m) a single bedroom or perfect home office with Velux skylight window and a radiator.

**BATHROOM/WC:** a white suite comprising a panelled bath with mixer taps and shower attachment, low level wc and pedestal wash basin, Velux skylight window, exposed roof beam and a radiator.







## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents Limited, 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 200 year lease from 1995. This information should be checked with your legal adviser.

**SERVICE CHARGE:** the building is managed by Hillcrest and the monthly service charge is approximately £300 (paid six monthly) which includes buildings insurance, contribution to a sinking fund and all external repairs and maintenance which are budgeted for within this charge. 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.



EPC to follow

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

# East Loft, Greville House, 14 Saville Place, Clifton, Bristol, BS8 4EJ

Approximate Gross Internal Area = 74.02 sq m / 796.74 sq ft

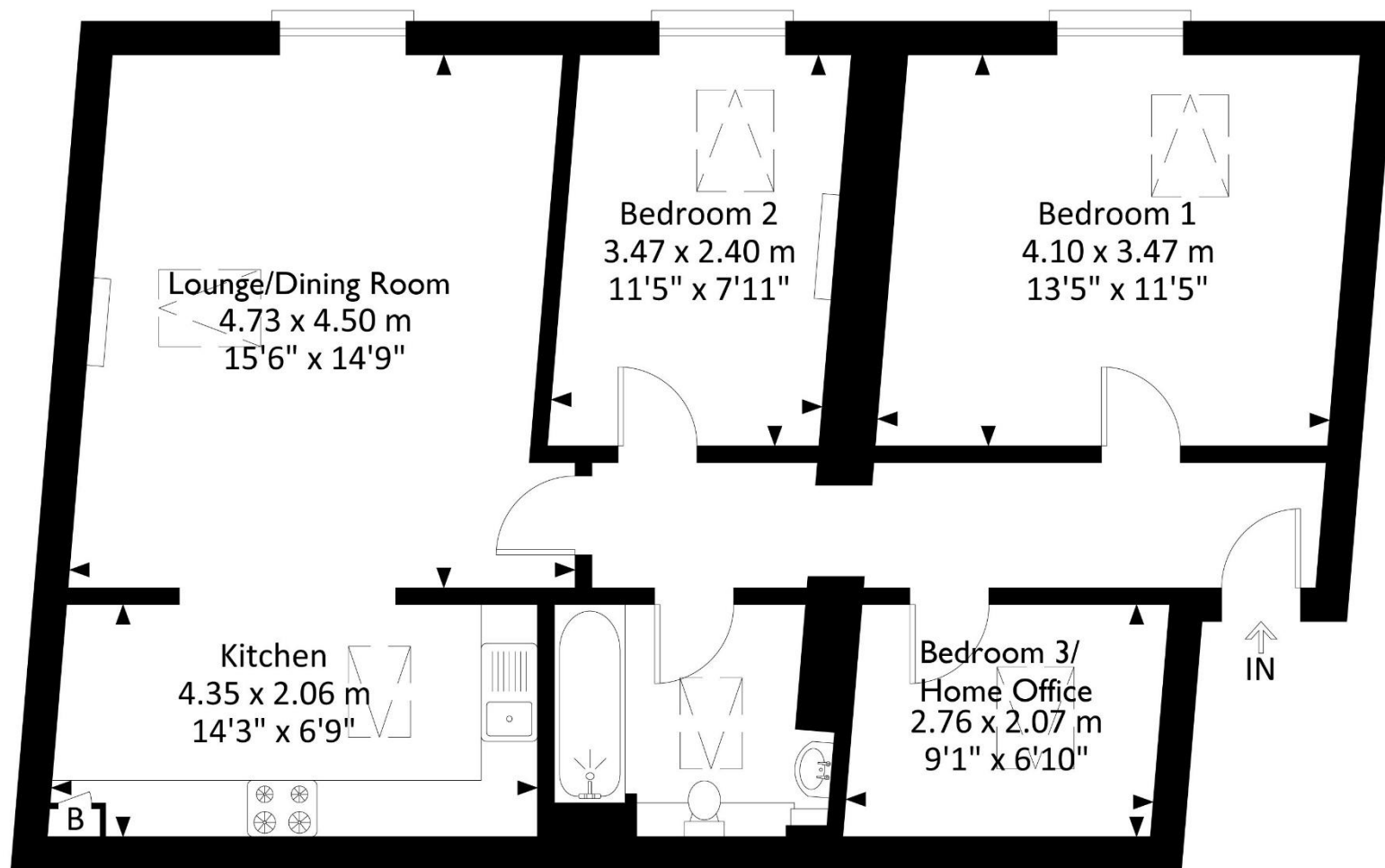


Illustration for identification purposes only, measurements and approximate, not to scale.