



First Floor Flat, Flat 11 Grove House, Cornwallis Grove

Guide Price £460,000

RICHARD  
HARDING



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Clifton, Bristol, BS8 4DE

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An impressive and light-filled 2 double bedroom Grade II listed first floor apartment with stunning open plan kitchen/dining/living room. Set in the heart of Clifton Village with off-street parking and well-kept southerly facing communal gardens.

## Key Features

- Fabulous Clifton location tucked away yet just a short stroll from the cafes/restaurants and independent shops of Clifton Village, as well as being within easy reach of Bristol Harbourside, The Triangle/Park Street and other central areas.
- **Accommodation:** entrance hallway with large utility cupboard, light-filled open plan kitchen/dining/living room, bedroom 1, bedroom 2 and bathroom/wc.
- **Outside:** walled communal garden with various areas for seating/entertaining enjoying a south-easterly aspect. In addition there is an allocated parking space located at the front of the building.
- A charming apartment, seamlessly blending period features with modern fixtures and fittings.

## ACCOMMODATION

**APPROACH:** from the pavement, a private driveway leads to the communal entrance door which opens into the communal entrance hallway. A period staircase ascends to the large first floor landing, where the private entrance door can be found through the fire door and straight ahead.

**ENTRANCE HALLWAY:** inset ceiling downlights, area for coats and shoe storage, engineered oak flooring. Large utility cupboard housing the hot water cylinder and electrical consumer unit and with plumbing and appliance space for washing machine. Doors radiate to:-

**KITCHEN/DINING/LIVING ROOM:** (18'2 x 17'5) (5.53m x 5.30m) an exceptional light-filled room.

**Kitchen area:** fitted with a matching range of wall, base and drawer units with granite worktops over with matching upstands and inset stainless steel sink with mixer tap over. Integrated appliances include Miele oven with electric hob and extractor fan over, fridge/freezer and slimline dishwasher. Tiled flooring, multi-paned sash window to front elevation.

**Living/Dining Area:** light filled space with three period multi-paned sash windows to front elevation and side elevations overlooking the gardens. Ceiling downlights, two large radiators, engineered oak flooring, moulded skirting boards, ample space for sofas and dining furniture.

**BEDROOM 1:** (11'9 x 9'5) (3.57m x 2.88m) a double bedroom with period multi-paned sash window to front elevation with working wooden shutters, inset ceiling downlights, ceiling light point, radiator, moulded skirting boards.

**BEDROOM 2:** (13'3 x 8'9) (4.04m x 2.67m) a double bedroom with period multi-paned sash window overlooking the front elevation, ceiling light point, radiator, moulded skirting boards.

**BATHROOM/WC:** a white suite comprising low level wc with concealed cistern, wash handbasin with vanity storage beneath, panelled bath with system fed shower over. Inset ceiling downlights, extractor fan, shaver socket, period multi-paned sash frosted window to front elevation, tiled surrounds, chrome towel radiator, tiled flooring.







## OUTSIDE

**COMMUNAL GARDEN:** accessed from either side of the property. Wrap-around communal gardens with level lawn, pergola, a mixture of mature trees, plants and shrubs to the borders. Large area mainly laid to chippings and ideal for sitting and relaxing. Enjoying a southerly aspect, the gardens are mainly enclosed by walled boundaries.

**PARKING:** there is one allocated parking space located at the front of the building and is labelled number 1.

## 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 999 year lease from 2 January 2008. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £182.25 and is subject to a perpetual yearly rentcharge of £150. There is also an annual ground rent of £350. The ground rent is set to be increased by the sum of £350 on each 25<sup>th</sup> anniversary of the date of commencement (2008). Therefore, the next increase is due in 2033. This information should be checked by your legal adviser and mortgage broker if obtaining a mortgage on the property.

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

### PLEASE NOTE:

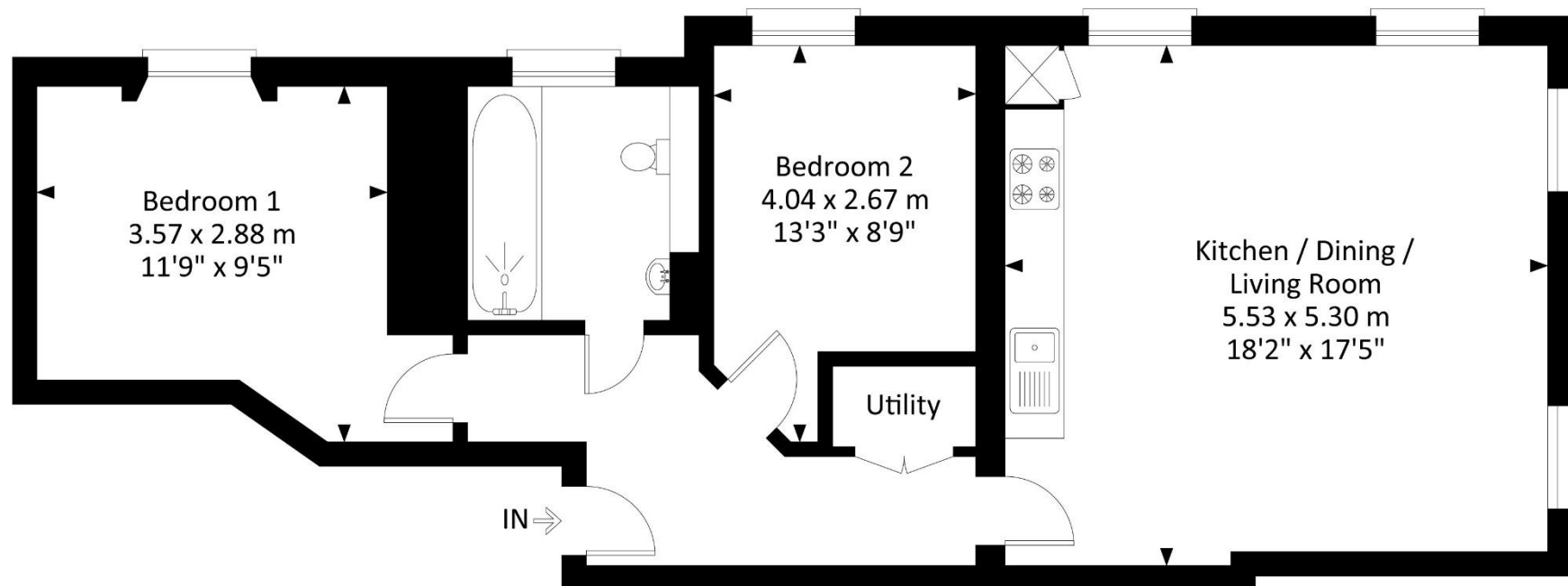
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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		78 C
55-68	D	65 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 = 69.64 sq m / 749.59 sq ft



First Floor

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