



Garden Flat, 3 Apsley Road

Guide Price £695,000

RICHARD  
HARDING



# Garden Flat, 3 Apsley Road

Clifton, Bristol, BS8 2SH

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Situated on a highly sought after road, in a prestigious Clifton location, an exceptionally well proportioned 3-bedroom garden flat benefiting from off-road parking, garage and private use of front and rear gardens. Occupying the lower ground floor of a striking semi-detached Victorian building, accessed via private entrances to either front or rear, this apartment is offered to the market with no onward chain.

## Key Features

- Highly convenient location within a short level stroll of Whiteladies Road with its excellent cafes, restaurants and weekly farmer's market. Bus connections, Clifton Down train station and The Downs are also within a short walk.
- Private entrances (x2).
- Off street parking and single garage.
- 3 double bedrooms.
- No onward chain.





## ACCOMMODATION

**APPROACH:** the property is accessed from the pavement via attractive stone pillars over a level concrete driveway which leads up the right-hand side of the building where you will find a single row of garages and an off-street parking space for this property. Several steps lead down to a private patioed area with plant borders containing trees and shrubs. The private entrance for this flat can be found immediately on the left-hand side via a UPVC double glazed door which leads into: -

**ENTRANCE VESTIBULE:** (7'3" x 5'7") (2.21m x 1.71m) allowing plenty of natural light through double glazed UPVC windows. Immediately to your right a secondary wood panelled door with glass inserts opens to: -

**ENTRANCE HALLWAY:** an impressive, wide central entrance hallway leading through the core of the apartment, shelving units immediately to your right as you walk in, housing *Worcester Combi boiler*, 2 further windows to the left towards the driveway allowing natural light to flood into: -

**LARGE CENTRAL INNER HALLWAY:** with doors radiating off to sitting/dining room, kitchen, bathroom, utility room, bedroom 1, bedroom 2 and bedroom 3. There is a large recessed cupboard off the entrance hallway with shelving units and 2 further storage cupboards in the inner hallway.

**SITTING/DINING ROOM:** (23'8" x 15'1" max into bay) (7.20m x 4.60m) an impressive large living/dining space comprising 2 double glazed wooden sash windows and double-glazed door leading to private front garden, allowing the whole space to be flooded with natural light. 2 gas radiators, phone point, internet point and electric fireplace surrounded by mantle piece in the centre of the room.

**KITCHEN:** (16'8" x 7'11") (5.07m x 2.40m) range of wall and base units with worksurface over, inset stainless steel sink and drainer unit with mixer tap over. Large double-glazed window overlooking garden to the rear aspect of the apartment. Tiled splashback, plumbing for dishwasher, space for fridge/freezer, integrated *Bosch* cooker and grill, integrated John Lewis induction hob with extractor over and integrated Panasonic microwave.

**UTILITY ROOM:** (7'4" x 6'6") (m2.23m x 1.99m) houses low level wc, wash hand basin, plumbing for washing machine, obscure glazed window to the left towards the driveway, extractor fan, fully tiled walls and shaving point.

**BEDROOM 1:** (19'4" x 15'10") (5.88m x 4.83m max into bay) a large principal double bedroom with built in wardrobes, storage cupboards and drawers spanning one side of the room. Double glazed bay window to rear elevation with fitted blinds, curtains and gas radiator.

**BEDROOM 2:** (15'3" x 7'9") (m4.65m x 2.37m) good sized double bedroom with double glazed window with fitted blinds and curtains to front elevation overlooking the private front garden with fitted storage below, built in wardrobes with mirrored door, and a gas radiator.

**BEDROOM 3:** (15'1" x 7'9") (4.60m x 2.37m) good sized double bedroom with double glazed window to front elevation overlooking private front garden with fitted blinds and curtains. Built in wardrobes and drawers across one side of the room and a gas radiator.

**BATHROOM/WC:** a 5-piece cream suite comprising inset sink and vanity unit with mixer tap, bath with mixer tap, inset low level wc, separate enclosed shower cubicle and a bidet. Part tiled walls, tiled floor, heated towel rail and extractor fan.





## OUTSIDE

**FRONT GARDEN & PARKING:** south easterly facing tiered front garden with private access, patioed area perfect for seating and comprises of a selection of mature trees and attractive floral shrub borders.

**REAR GARDEN:** main access point for the property comprising of a selection of mature trees and attractive floral/shrubbed borders. Several stone slab steps with metal railings lead back to the parking area to the rear.

**GARAGE:** a good sized single garage in a row of garages with up and over door.

**OFF-STREET PARKING:** allocated off-street parking space for 1 vehicle to the rear of the building.

## 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 1000-year lease from 29 September 1867. Subject to an annual ground rent of £10 p.a. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £100. This information should be checked by your legal adviser.

**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 = 135.58 sq m / 1459.37 sq ft

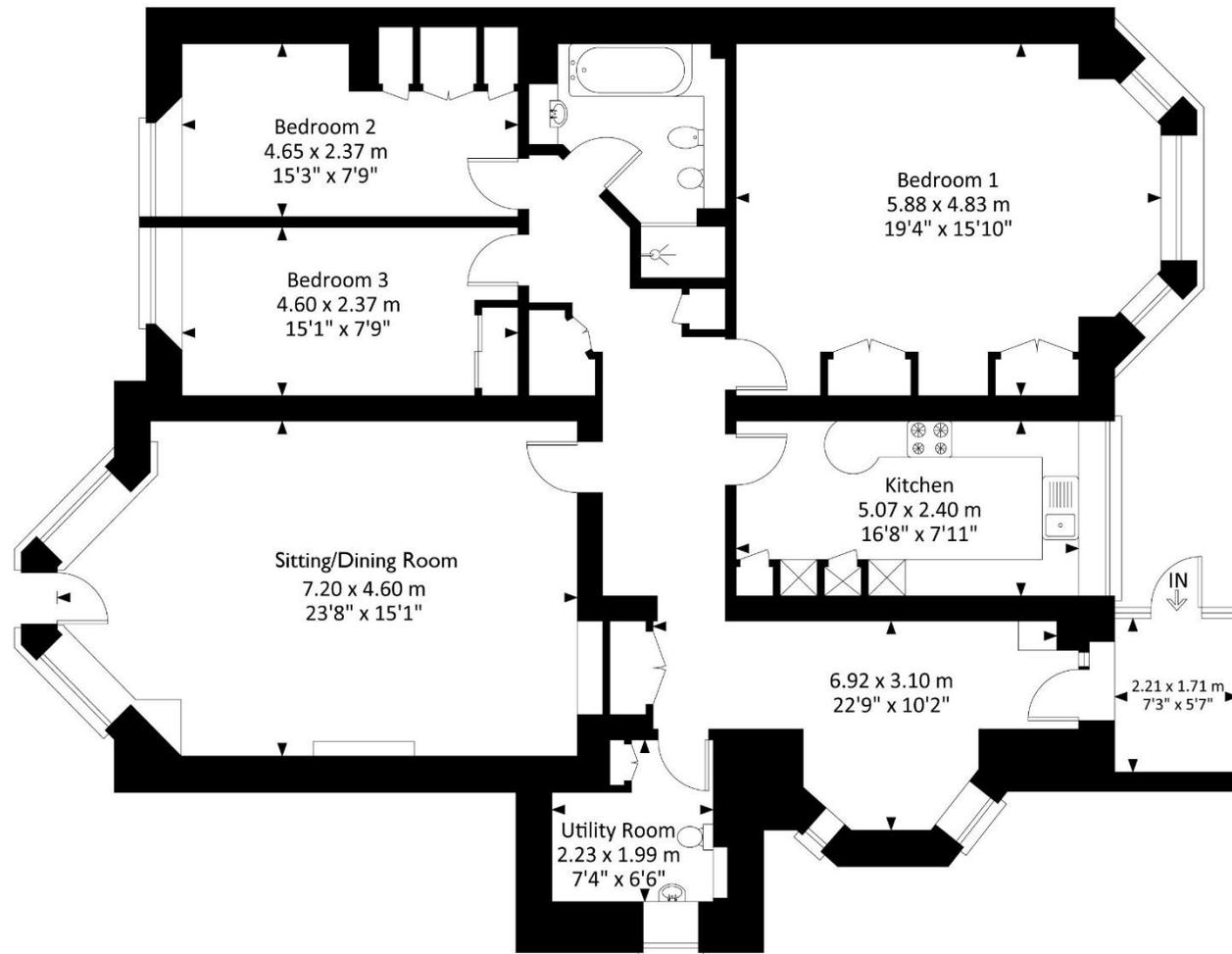


Illustration for identification purposes only, measurements and approximate, not to scale.