



First Floor Flat, 37 Caledonia Place

Guide Price Range £400,000 - £425,000

RICHARD
HARDING

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Clifton Village, Bristol, BS8 4DN

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Set within an iconic grade II* listed terrace in central Clifton Village overlooking the tree-lined Mall Gardens; a light filled and well presented 2 bedroom first floor apartment, having semi open-plan kitchen/dining/living room.

Key Features

- Clifton enjoys an enviable reputation with an eclectic and diverse range of boutique shops, bars, restaurants and further essential services. The architecture is varied and striking, with 400 acres of recreational space found on the Downs just under a mile away.
- 25ft semi open-plan kitchen/dining/living room with a pair of tall sash windows and beautiful outlook.
- Kitchen with integral appliances including electric oven, 4 ring gas hob, extractor hood, tall fridge/freezer, dishwasher and washing machine.
- To be sold with no onward chain.
- **Accommodation:** entrance hall, semi open-plan kitchen/dining/living room, 2 bedrooms, shower room.
- **The Mall Gardens offering public outside space and located within Clifton Village Residents Parking scheme.**

ACCOMMODATION

APPROACH: from the pavement, there are wrought iron railings and short pathway leading to the communal front entrance. Solid wood panelled front door with arched fanlight and brass door furniture, opening to:-

COMMUNAL RECEPTION HALL & STAIRWELL: a smart communal reception hall with timber panelling to dado height, simple moulded cornicing and ornate archway. Turning staircase with mahogany handrail and spindles ascending to the first floor with multi-paned sash window at half landing. Private six-panelled door with moulded architraves, opening to:-

ENTRANCE HALLWAY: moulded skirtings, ceiling light point, wall mounted telecom entry system control, vertical column style radiator. Open walkway through to the semi open-plan kitchen/dining/sitting room. Six-panelled door with moulded architraves, opening to:-

BEDROOM 1: (14'4" x 11'8") (4.37m x 3.55m) tall multi-paned sash window enjoying a southerly orientation and having working shutters. Built-in double opening wardrobe with hanging rail and shelving (discreetly situated wall mounted Worcester Bosch gas fired combination boiler), Victorian style radiator, moulded skirtings, picture rail, simple moulded cornicing, ceiling light point.

SEMI OPEN-PLAN KITCHEN/DINING/SITTING ROOM: (26'5" x 10'7" extending to 15'1") (8.05m x 3.23m/4.59m) loosely divided as follows:-

Kitchen: comprehensively fitted with an array of base and eye level units combining drawers and cabinets. Wood effect worktop surfaces with splashback tiling and pelmet lighting, stainless steel sink with draining board to side and swan neck mixer tap over. Integral appliances including electric oven, 4 ring gas hob, extractor hood with integral lighting, tall fridge/freezer, dishwasher and washing machine. Tiled effect flooring, inset ceiling downlights. Wide ornate archway with panelling reveals giving access to:-





Sitting/Dining Room: having a pair of large sash windows overlooking the tree-lined Mall Gardens with working shutters and Victorian style radiators below. Central ornately carved Carrera marble mantelpiece with recesses to either side (both having fitted bookshelving with cupboards below). Tall moulded skirtings, picture rail, simple moulded corning, ornate ceiling rose with light point, vertical column style radiator. Six-panelled doors with moulded architraves, opening to:-

BEDROOM 2: (13'0" x 7'0") (3.97m x 2.13m) large sash window overlooking the tree-lined Mall Gardens with working shutters and Victorian style radiator below. Moulded skirtings, built-in double opening wardrobe with hanging and shelving space, picture rail, simple moulded corning, ceiling light point.

SHOWER ROOM/WC: (6'8" x 6'7") (2.03m x 2.01m) double width shower cubicle with glass door, side panels, built-in shower unit and an overhead shower plus handheld shower attachment. Low level dual flush wc. Wash hand basin with mixer tap and double opening cupboard below. Tiled effect flooring, majority tiled walls, heated towel rail/radiator, inset ceiling downlights, shaver point, extractor fan.

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 (less 10 days) lease from 1 January 1981 with a ground rent of £25 p.a. We understand that that land is also subject to two perpetual yearly rent charges of £3 each p.a.. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £261.16. This information should be checked by your legal adviser.

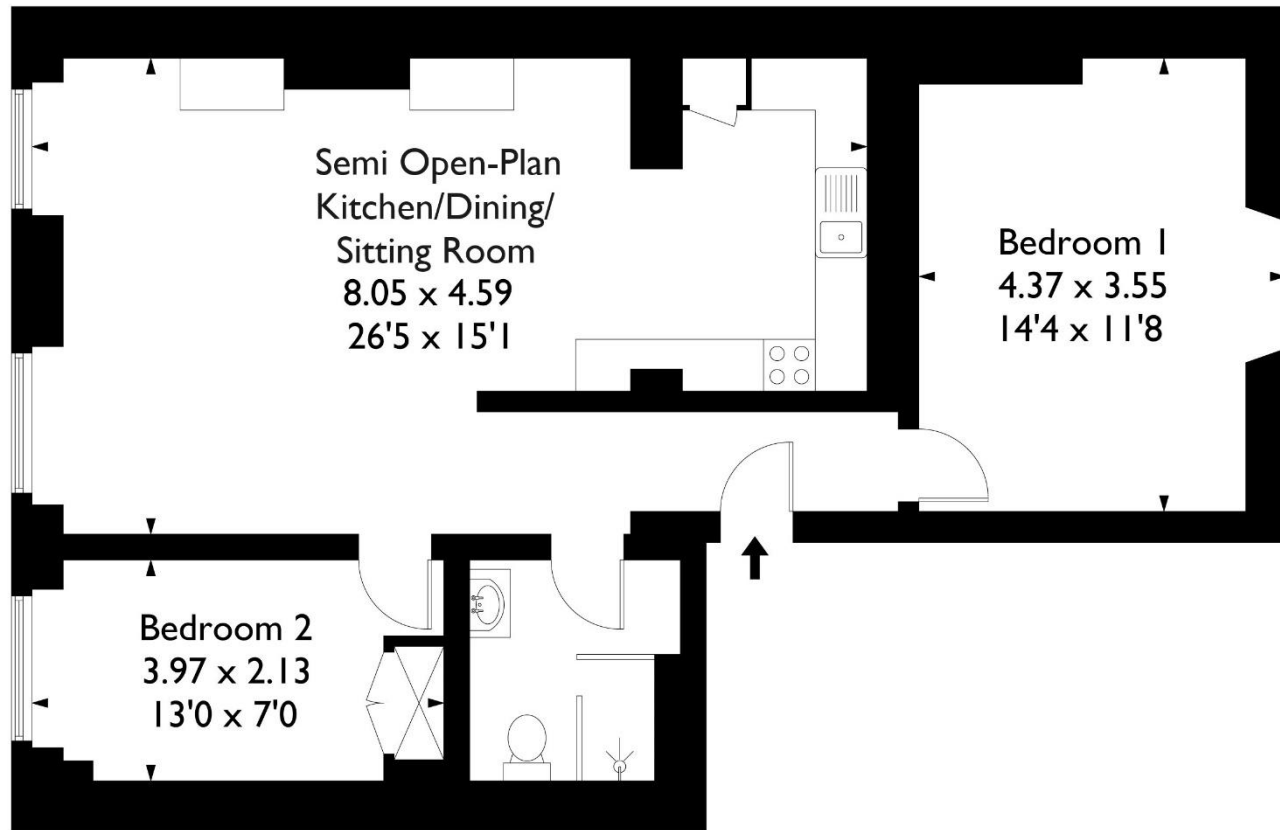
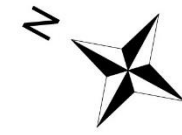
LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: D

PLEASE NOTE:

1. **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.
2. **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>
3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

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Approximate Gross Internal Area = 66.91 sq m / 720.21 sq ft



First Floor

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.