



First Floor Flat, Flat 7, Shorland House, Beaufort Road

Guide Price £375,000

RICHARD
HARDING

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Clifton, Bristol, BS8 2JT

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In need of refurbishment, an exciting opportunity to modernise a well-balanced and bright 2 double bedroom purpose-built apartment on a leafy side road in a prestigious Clifton location, with the added benefit of a secure underground parking space alongside use of extensive communal gardens. To be offered to the market with no onward chain.

Key Features

- Offered with no onward chain making a prompt and convenient move possible.
- Two well-proportioned bedrooms.
- Located on Beaufort Road, a leafy wide side road in Clifton between Whiteladies Road and Clifton Village, whilst also being close to the green open space of Durdham Downs, Clifton Down shopping centre and train station and all central areas of Bristol.
- Gated secure underground parking and large lawned communal rear gardens.
- Lift and stairwell access.
- A well-proportioned apartment with a pleasing layout, secure off street parking, outside space and in a great location.

ACCOMMODATION

APPROACH: via pathway leading through communal front gardens to the main communal entrance to the property. Communal lift and staircase ascends to the first floor, where the private entrance to Flat 7 can be found immediately in front of you on the right hand side down the end of the entrance corridor. Private wooden door, opens to:-

ENTRANCE HALLWAY: laid to fitted carpets, with access off to the principal rooms of the apartment including bedroom 1, bedroom 2, bathroom, kitchen and open plan living/dining space. Light point, intercom entry system, various wall mounted coat hooks, internet point, carbon monoxide alarm and smoke alarm.

KITCHEN: (12'2" x 11'8") (3.71m x 3.56m) comprising of a variety of wall, base and drawer units with square edged wooden worktops, double electric oven, 4 ring hob with extractor hood above, tiled splashbacks, 2 stainless steel sinks with tap over and drainer to side, light flooding in from the side elevation via double glazed window, light point.

OPEN PLAN LIVING/DINING SPACE: a versatile semi open plan living/dining space with interconnecting sliding glass doors; measured and described separately as follows:-

Dining Area: (11'8" x 10'2") (3.56m x 3.10m) with light flooding in via the rear elevation, laid to fitted carpet, electric panel heater, sliding glass door leads through to:-

Living Area: (18'11" x 15'0") (5.77m x 4.57m) a dual aspect room with light coming in via the side and rear elevations, laid to fitted carpet, electric panel heater, multiple light points.

BEDROOM 1: (14'1" x 10'10") (4.29m x 3.30m) a well-proportioned principal bedroom with easily enough space for king size bed, desk and wardrobes, dependent upon one's preferences; light coming in via the side elevation, laid to fitted carpet, multiple light points, electric panel heater, integrated wardrobe space.

BEDROOM 2: (14'4" x 7'10") (4.37m x 2.39m) a good sized second bedroom with light coming in via the side elevation, laid to fitted carpet, multiple light points, integrated wardrobe space, electric panel heater.





BATHROOM/WC: laid to fitted carpet, comprising low level wc, floor standing hand wash basin with chrome tap, tiled panelled bath with wall mounted electric shower head and controls over, light point, extractor fan.

OUTSIDE

COMMUNAL GARDEN: large lawned communal rear gardens for the benefit of the residents of Shorland House.

PARKING: gated secure underground parking area with one allocated parking space for this apartment.

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 1977, with a ground rent of £25 p.a. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £250. This information should be checked by your legal adviser.

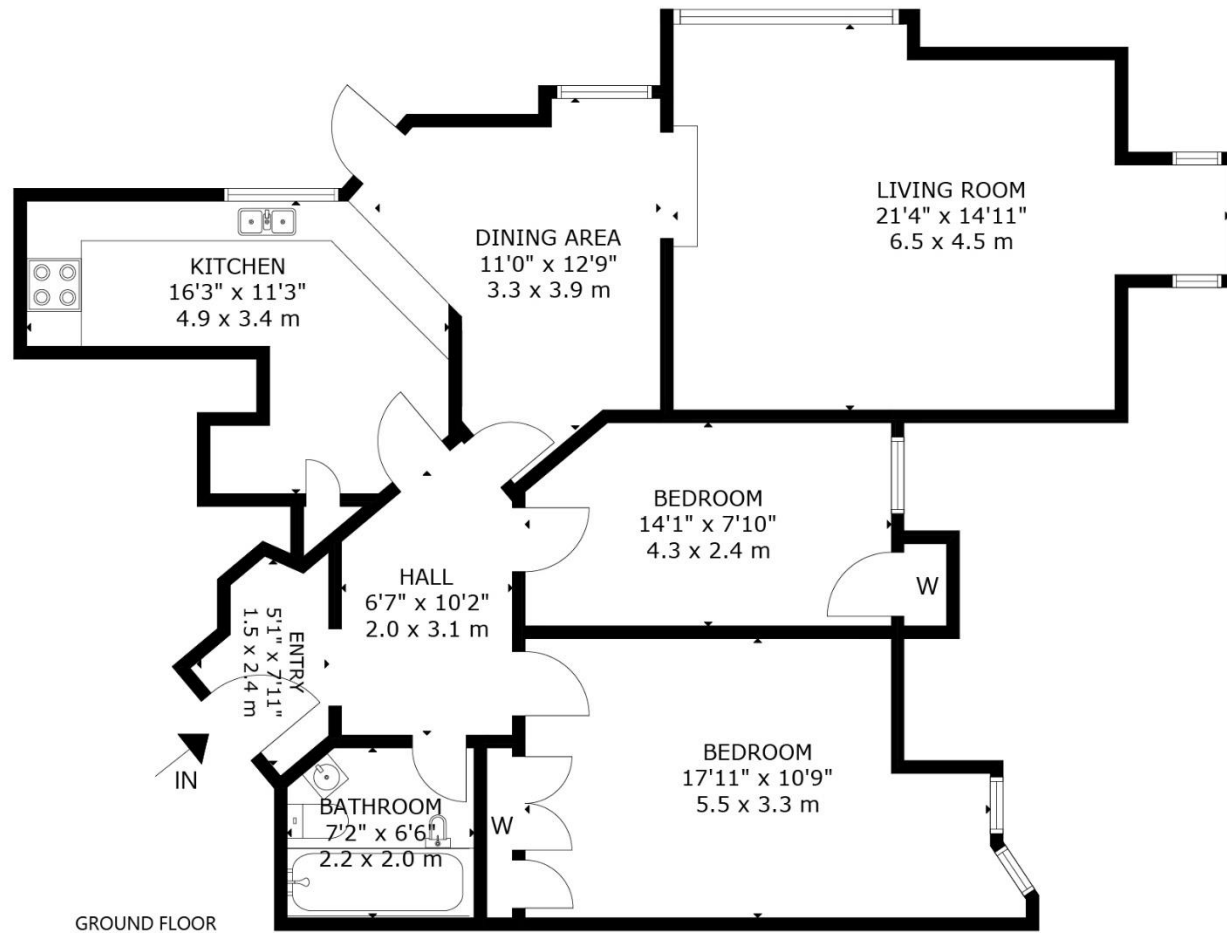
LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: D

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.



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



GROUND FLOOR

FLAT 7, SHORLAND HOUSE BEAUFORT ROAD CLIFTON BS8 2JT
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 982 SQ FT / 91 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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