



Courtyard Garden Flat, 1 Richmond Park Road

Guide Price £585,000

RICHARD  
HARDING

# Courtyard Garden Flat, 1 Richmond Park Road

Clifton, Bristol, BS8 3AS

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A substantial (circa 1,208 sq. ft) 2 bedroom period apartment situated on one of Clifton's most coveted roads within striking distance of the Village, with use of an allocated parking space, its own private entrance, as well as a charming and southerly facing private courtyard rear garden.

## Key Features

- A wonderfully balanced & versatile apartment occupying the entire lower ground floor of a striking Grade II Listed Georgian building.
- 2 well-proportioned bedrooms.
- Benefitting from an allocated off-street parking space.
- Own private entrance.
- In a sought after and convenient position to enjoy the city, within a short stroll of the shops, cafes and restaurants of Clifton Village, Whiteladies Road and Clifton Triangle. Also nearby the local Victoria Square park and the green open spaces of Durdham Downs and the Ashton Court Estate.
- Situated within the CV Residents' Parking Zone.
- Charming southerly facing courtyard garden.

## ACCOMMODATION

**APPROACH:** from the pavement, a level tarmacked driveway leads through the parking forecourt, past the communal entrance on your right hand side and subsequently to the private entrance door to this apartment. Part glazed wooden front door opens to:-

**ENTRANCE VESTIBULE:** inlaid door mat, ceiling light point, built-in cupboard space. Carpeted staircase with wooden balustrade descends to the lower ground floor.

**ENTRANCE HALLWAY:** (12'7" x 4'9" plus 17'2" x 7'10") (3.88m x 1.50m plus 5.25m x 2.39m) laid with fitted carpet, moulded skirting boards, ceiling light points, radiator, dado rail, large storage cupboard. Doors lead off to living room, kitchen/dining room, bedroom 1, bedroom 2, bathroom and separate wc.

**LIVING ROOM:** (15'1" x 13'6") (4.63m x 4.11m) elegant room laid to fitted carpet with moulded skirting boards, cast iron fireplace with wooden surround, radiator, ceiling rose with light point. Sash window to rear elevation overlooking the attractive rear garden.

**KITCHEN/DINING ROOM:** (18'8" x 10'7") (5.69m x 3.22m) measured as one, but described separately as follow:-

**Dining Area:** wooden laminate flooring, radiator, ceiling light point, part glazed French doors leading out to rear garden.

**Kitchen:** fitted kitchen combining an array of wall, base and drawer units with square edged wooden worktops over and a Belfast style sink. Integrated dishwasher. Space for range cooker and upright fridge/freezer. Cupboard housing Worcester combi boiler. Multi-paned sash window to rear elevation overlooking the rear garden. Wooden laminate flooring.

**BEDROOM 1:** (17'11" x 13'0") (5.47m x 3.97m) large double bedroom laid with fitted carpet, moulded skirting boards, two ceiling light points, radiator, three sash windows to the front elevation.

**BEDROOM 2:** (13'5" x 12'9") (4.09m x 3.89m) double bedroom laid with fitted carpet with moulded skirting boards, ceiling light point, radiator, built-in wardrobes and built-in shelving, three sash windows to the front elevation.





**STORE ROOM:** laid to fitted carpet, ceiling light point, door opens to further useful storage space.

**FAMILY BATHROOM/WC:** (6'7" x 6'4") (2.00m x 1.93m) white suite comprising low level wc, pedestal wash handbasin, ceramic bath with wall mounted shower head and glass screen. Inset ceiling downlights, tiled walls and flooring, chrome towel radiator.

**SEPARATE WC:** white suite comprising low level wc and pedestal wash handbasin, ceiling light point, extractor fan, chrome towel radiator, tiled walls.

## **OUTSIDE**

**COURTYARD GARDEN:** attractive L-shaped courtyard with south-easterly orientation laid to decked flooring with deep borders containing a variety of mature plants, shrubs and trees, wooden timber fencing. Ample space for barbecuing and dining furniture. Garden shed.

**PARKING:** there is an allocated parking space 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.

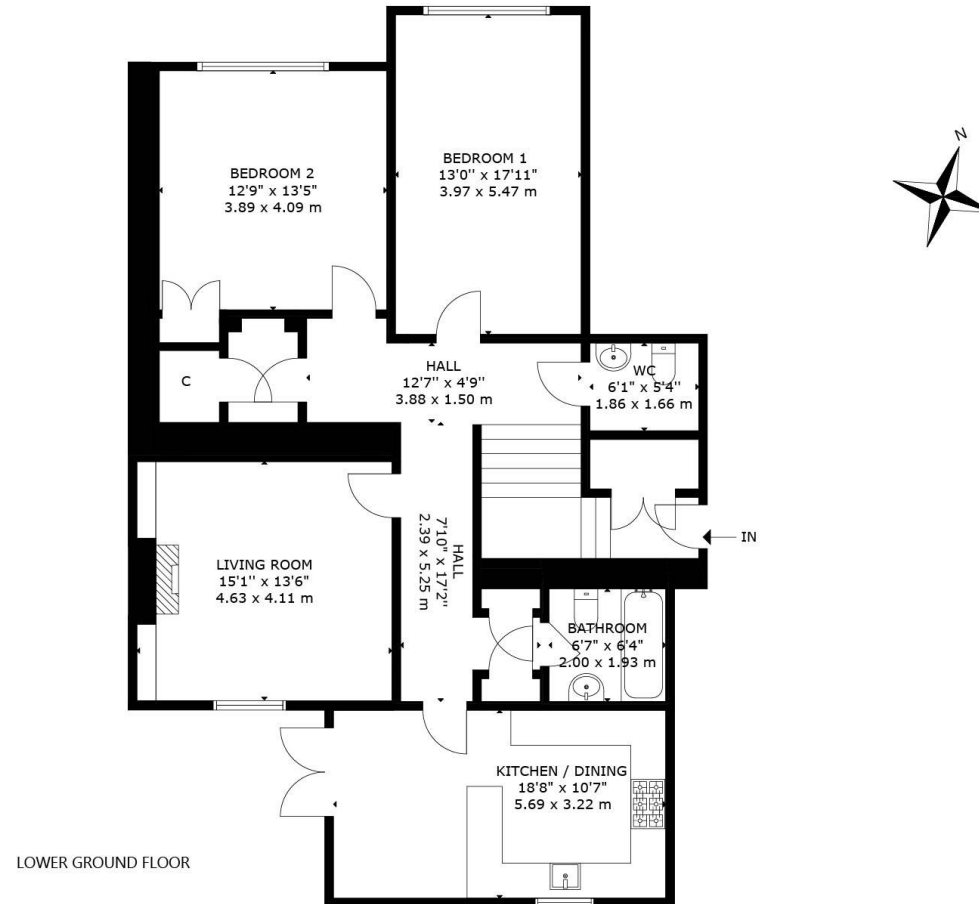
**TENURE:** it is understood that the property is Leasehold for the remainder of a 999 year lease from 1 January 1976, with a ground rent of £20 p.a. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £200. 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.



GARDEN FLAT, 1 RICHMOND PARK RD CLIFTON, BRISTOL BS8 3AS

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,208 SQ FT / 112 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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