



Top Floor Flat, 70 St Pauls Road  
Guide Price £350,000

RICHARD  
HARDING

# Top Floor Flat, 70 St Pauls Road

Clifton, Bristol, BS8 1LP

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A beautifully refurbished 2 double bedroom top floor apartment, forming part of a Grade II listed early Victorian Georgian style terrace equidistant from Clifton Village and Whiteladies Road. No onward chain.

## Key Features

- Recently refurbished to an exceptional standard with beautiful communal areas, cast iron radiators and new kitchen and bathroom.
- Set in a favourable and convenient location a short distance to Whiteladies Road, Clifton Triangle/Park Street and also Clifton Village. The popular Lido Spa and Restaurant is a moment's walk away.
- A Grade II listed early Victorian building, part of 'Leicester Terrace', one of 9 circa 1852 houses.
- Situated within the CE residents parking zone.
- The property directly overlooks Arlington Gardens to the rear.
- Offered with no onward chain.

## ACCOMMODATION

**APPROACH:** the property is approached over a shared communal pathway past bin storage area up to intercom entry phone with video function and automatic outside lighting. Wood panelled door opens to:-

**COMMUNAL HALLWAY:** attractive communal hallway with chequerboard tiled flooring, original ceiling mouldings, cupboards housing meters, staircase rising to the top floor landing, with the door straight ahead being the private entrance.

**ENTRANCE HALLWAY:** a rectangular entrance hallway with video entry phone system and automatic lighting, wood effect flooring which continues through to the sitting room. Door to:-

**Utility/Boiler Cupboard:** housing Vaillant combi boiler with AEG washing machine and wall mounted metal enclosed electric consumer unit.

**LIVING ROOM:** (16'2" x 11'5") (4.92m x 3.49m) open plan with adjacent kitchen but described separately; wood effect flooring continues from hallway, wood framed sash windows to front elevation with street scene views, a pair of open shelved built-in cabinets either side of a disused chimney breast, cast iron column radiator, dimmer switch lighting. Opens to:-

**KITCHEN:** (7'10" x 7'7") (2.40m x 2.30m) wood effect flooring continues; partially open plan with adjacent sitting room but described separately; a further wood framed sash window to front elevation with pleasant street scene views. L shaped kitchen with roll edged stone worksurfaces, integrated sink and drainer with swan neck mixer tap, soft closing eye and floor level units with integrated AEG appliances which include 4 ring hob with extractor hood, electric oven, tall fridge/freezer and dishwasher.

**BEDROOM 1:** (13'9" x 12'9") (4.20m x 3.89m) window to rear elevation with pleasant views of Arlington Gardens, a pair of built-in wardrobes built into alcoves, cast iron column radiator and dimmer switch lighting.







**BEDROOM 2: (9'1" x 6'11") (2.77m x 2.11m)** window to rear elevation with views over Arlington Gardens with cast iron column radiator below and dimmer switch lighting.

**BATHROOM/WC:** partially tiled walls and fully tiled floor, acrylic bath with mixer tap, rainhead shower with further shower hose attachment, ceiling mounted extractor fan, wall hung square edged hand basin with mixer tap, wall hung wc, heated towel rail.

### **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.

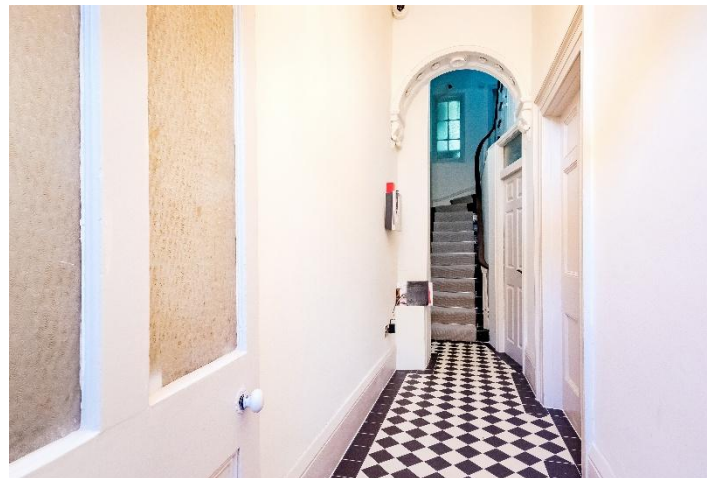
**TENURE:** it is understood that the property is Leasehold for the remainder of a 999 year lease from 1 January 2024. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that there is currently no monthly service charge. Any maintenance costs will be split between the apartments in the building on an as and when basis. This information should be checked by your legal adviser.

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

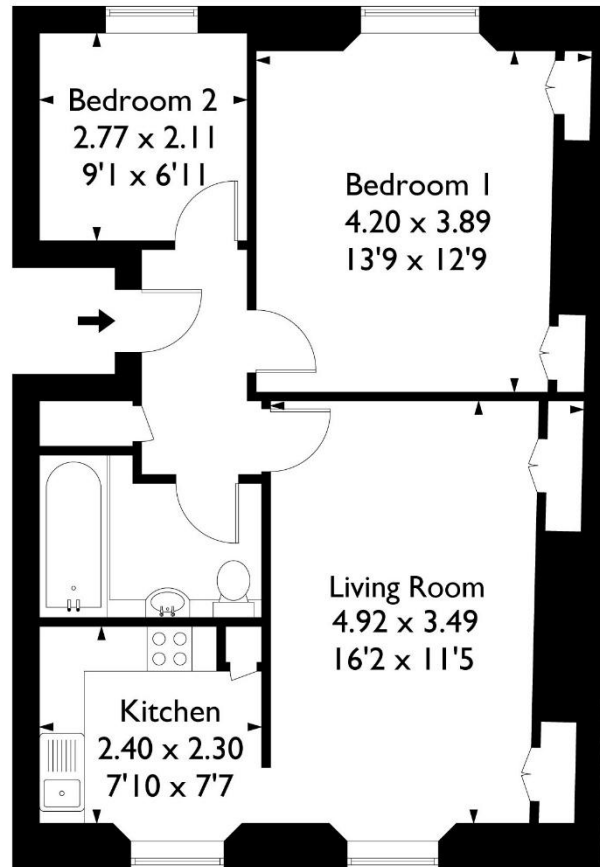
### **PLEASE NOTE:**

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 52.2 sq m / 562.4 sq ft



Top Floor Flat

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.