



Top Floor Flat, Flat 7, 23 Victoria Square

Guide Price £500,000

RICHARD
HARDING

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Clifton, Bristol, BS8 4ES

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Spanning the front half of two grade II* listed former townhouses on this iconic row having sixteen windows directly overlooking tree-lined Victoria Square Gardens in Clifton Village. A spacious, 2 double bedroom, 2 bath/shower room, top floor apartment, of circa 1,090 sq.ft., with kitchen/breakfast room and interconnecting sitting room plus study/occasional third bedroom. To be sold with no onward chain.

Key Features

- Unusually the apartment benefits from both stairwell and lift access and is located within the Clifton Village Residents Park Scheme.
- 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 open space found on the Downs just under a mile away.
- The house has a crisp and clean finish having recently been re-decorated in neutral white with replacement carpets and is now to be sold with the benefit of no onward chain, making a prompt move possible.
- The kitchen/breakfast room is of a good size with sleek gloss base and eye levels units, roll edged granite effect worktops and gas/electric oven with ample space for table and chairs plus separate utility room. Multi-paned double doors then open to a separate sitting room.
- **Accommodation:** reception hall, utility room, inner hall, kitchen/breakfast room, sitting room, 2 double bedrooms (one with en-suite shower room), study/occasional third bedroom, family bath/shower room.
- An immaculate top floor apartment central to Clifton Village and adjacent to Victoria Square Gardens, reported to be Bristol's 4th largest with annual residents' summer party.

ACCOMMODATION

APPROACH: from the pavement, wrought-iron balustrade and solid wood panelled front door with fanlight opens to:-

COMMUNAL ENTRANCE VESTIBULE: stained glass windows, ornate wall panelling, ornate moulded cornicing and an elegant turning staircase with tall stained glass window to the rear elevation ascending to the third floor. There is also lift access. Private door opening to:-

ENTRANCE HALLWAY: a spacious introduction enjoying natural light via Velux window, moulded skirtings, simple moulded cornicing, ornate ceiling rose with light point, radiator. Telecom entry system. Archway wall opening to inner hall. Door to:-

UTILITY ROOM: space and plumbing for washing machine, space for tumble dryer, space for freezer. Tiled effect flooring, slatted shelving, extractor fan, ceiling light point. Loft access.

INNER HALL: some 28ft in length with further archway, moulded skirtings, radiator, inset ceiling downlights. Loft access. **Airing Cupboard** housing wall mounted Vaillant gas fired combination boiler with slatted shelving. Doors with moulded architraves open to:-

KITCHEN/BREAKFAST ROOM: (18'9" x 8'1") (5.71m x 2.46m) comprehensively fitted with an array of sleek gloss base and eye level units combining drawers and cabinets. Roll edged granite effect worktop surfaces with splashback tiling. Stainless steel sink with draining board to side and swan neck mixer tap over. Integral electric oven with 4 ring gas hob and pull-out extractor hood with integral lighting. Space for dishwasher and fridge. Ample space for dining furniture. Radiator, Velux window, three ceiling light points, wall light point, dado rail, pair of arched sash windows enjoying delightful views across Victorian Square. Multi-paned double doors open to:-





SITTING ROOM: (14'10" x 14'1") (4.52m x 4.29m) enjoying plenty of natural light with pair of double arched sash windows to the front elevation having secondary glazing and the aforementioned delightful views across Victoria Square. Period fireplace with cast iron grate and surround plus ornately carved wooden mantelpiece, moulded skirtings, ornate wall detailing, simple moulded cornicing, radiator, ornate ceiling rose with light point, two wall light points.

BATH/SHOWER ROOM/WC: panelled bath with mixer tap, low level dual flush wc, shower cubicle with wall mounted shower unit and hand held attachment, pedestal wash hand basin with mixer tap, slate tiled flooring, partially tiled walls with mosaic effect strip, radiator, shaver point, ceiling light point, extractor fan.

BEDROOM 2: (11'6" x 8'5") (3.50m x 2.56m) having a pair of arched sash windows overlooking Victoria Square, moulded skirtings, radiator, ceiling light point.

BEDROOM 3/STUDY: (7'7" x 6'6") (2.31m x 1.98m) having a pair of arched sash windows to front elevation overlooking Victoria Square, moulded skirtings, radiator, ceiling light point.

BEDROOM 1: (18'8" x 11'0) (5.69m x 3.60m) having a pair of arched sash windows to front elevation overlooking Victoria Square, moulded skirtings, radiator, two ornate ceiling roses with ceiling light points. Door to:-

En-suite Shower Room/wc: built-in shower cubicle with wall mounted electric shower and hand held attachment and fully tiled surround. Low level dual flush wc, pedestal wash hand basin with splashback tiling and mosaic effect strip, tiled effect flooring, moulded skirtings, ceiling light point, extractor fan, wall mounted electric fan heater.

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 887 year lease from 3 February 1983. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £2,300. This information should be checked by your legal adviser.

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

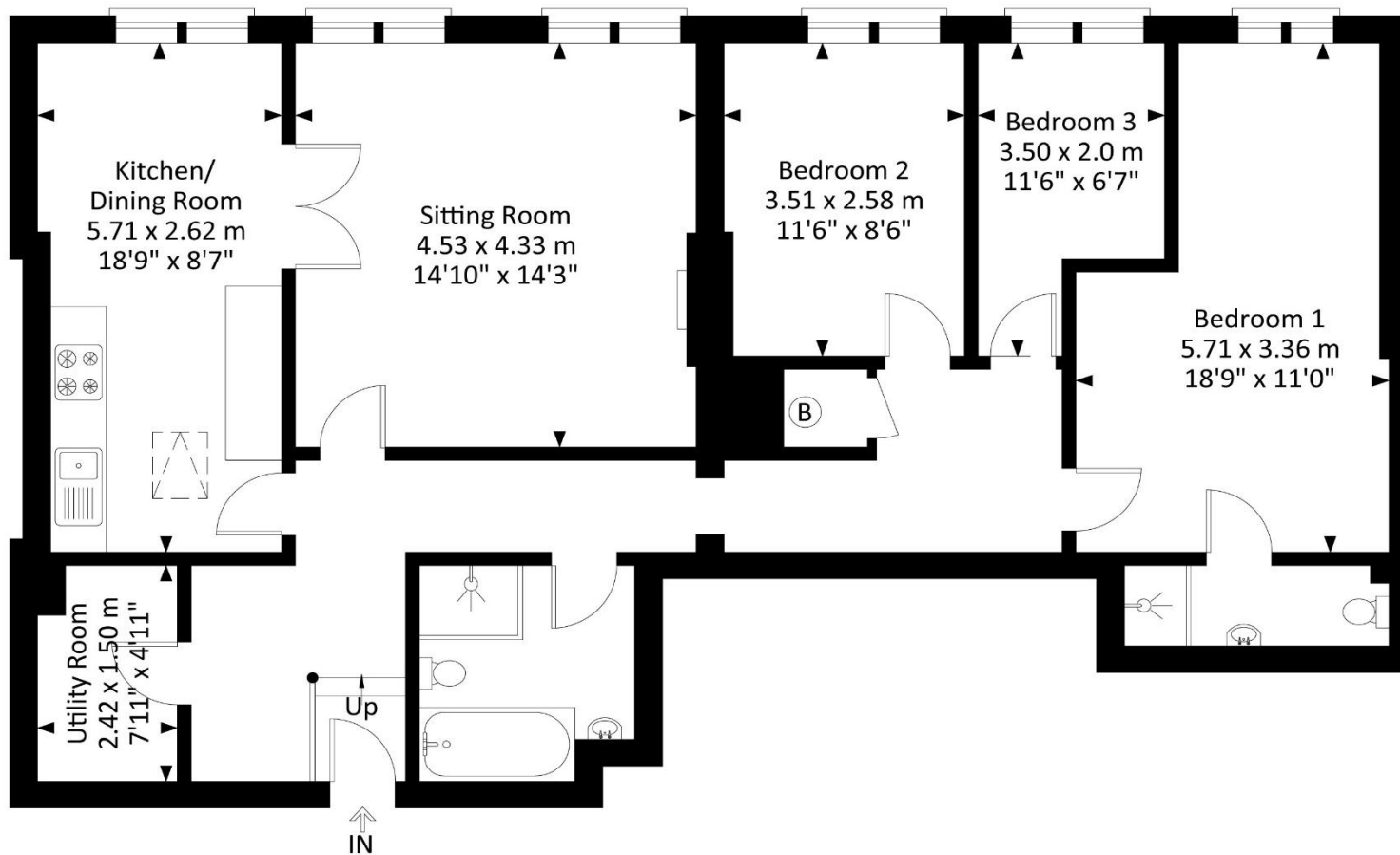
PLEASE NOTE:

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 = 101.48 sq m / 1092.32 sq ft



Third Floor

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