



Flat 5, 21 Tyndalls Park Road
Guide Price £425,000

RICHARD
HARDING

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Clifton, Bristol, BS8 1PQ

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Commanding an elevated position on the second floor of a striking semi-detached Grade II Listed building on a popular Clifton road situated within striking distance of the vast amenities on offer from Whiteladies Road and Clifton Village - an exceptionally well proportioned & recently refurbished two double bedroom apartment with an allocated off-street parking space.

Key Features

- On the second floor of this handsome Grade II listed semi-detached building in a fabulous Clifton location - a golden opportunity to acquire this wonderful two double bedroom apartment.
- Recently fitted kitchen & bathroom.
- One allocated off-street parking space.
- Situated on the doorstep of Whiteladies Road with its vast array of shops, bars, cafes, restaurants & with Clifton Village just a short stroll away. Durdham Downs with over 400 acres of recreational space is only a little further afield, and Clifton Down Train Station and access to the city centre is also within easy reach.
- Two double bedrooms.

ACCOMMODATION

APPROACH: from pavement, a driveway leads beside communal front garden and up to the communal front entrance door. Opening to:-

COMMUNAL HALLWAY: a bright and well maintained space with carpeted staircase ascends to the second floor where the private entrance door can be found immediately in front of you. Opening to:-

PRIVATE ENTRANCE HALL: radiator, intercom entry system, ceiling light points, laid with fitted carpet. Doors off to all rooms and door to large storage cupboard housing Worcester combi boiler as well as plumbing and appliance space for washer/dryer.

LIVING/DINING ROOM: (17'3" x 16'8") (5.26m x 5.07m) large room with plenty of natural light via three single glazed period sash windows to front elevation offering pleasant outlook over leafy street scene. Laid with fitted carpet, moulded skirting boards, ceiling light point, radiator. Wall opening to:-

KITCHEN: (7'2" x 7'0") (2.19m x 2.14m) open plan to living/dining room. Fitted kitchen with an array of wall, base and drawer units with Corian worktop and matching upstands over and inset sink and drainer unit with swan neck mixer tap. Decorative tile splash backs, integrated electric oven with 4-ring induction hob and extractor fan over, integrated fridge/freezer. Inset ceiling downlights, ceiling light point and under unit lighting. Tiled flooring.

BEDROOM 1: (15'2" x 12'6") (4.62m x 3.80m) large double bedroom with plenty of natural light via double glazed window to front elevation offering pleasant outlook over leafy street scene. Laid with fitted carpet, moulded skirting boards, radiator, ceiling light point.

STORE ROOM: exceptionally useful space for general storage with potential to be home office or walk-in dressing room/ensuite to the principal bedroom.





BEDROOM 2: (10'8" x 7'9") (3.25m x 2.37m) double glazed window to side elevation providing plenty of natural light. Laid with fitted carpet, ceiling downlights, radiator, loft access hatch. Built-in wardrobe and cupboards with integrated shelving and pull-down desk.

BATHROOM/WC: recently fitted by the current owner. Modern suite comprising low level wc with concealed cistern, sink set into vanity units with storage cupboard beneath and lit-mirrored wall over, tiled bath cubicle with glass shower screen, storage alcove shelf, tiled surrounds and wall mounted shower head and additional handheld attachment, chrome effect heated towel rail, tiled flooring, inset ceiling downlights, extractor fan.

OUTSIDE

PARKING: the apartment benefits from an allocated off-street parking space to the rear of the building.

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 24 June 1985. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £100. This information should be checked by your legal adviser.

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

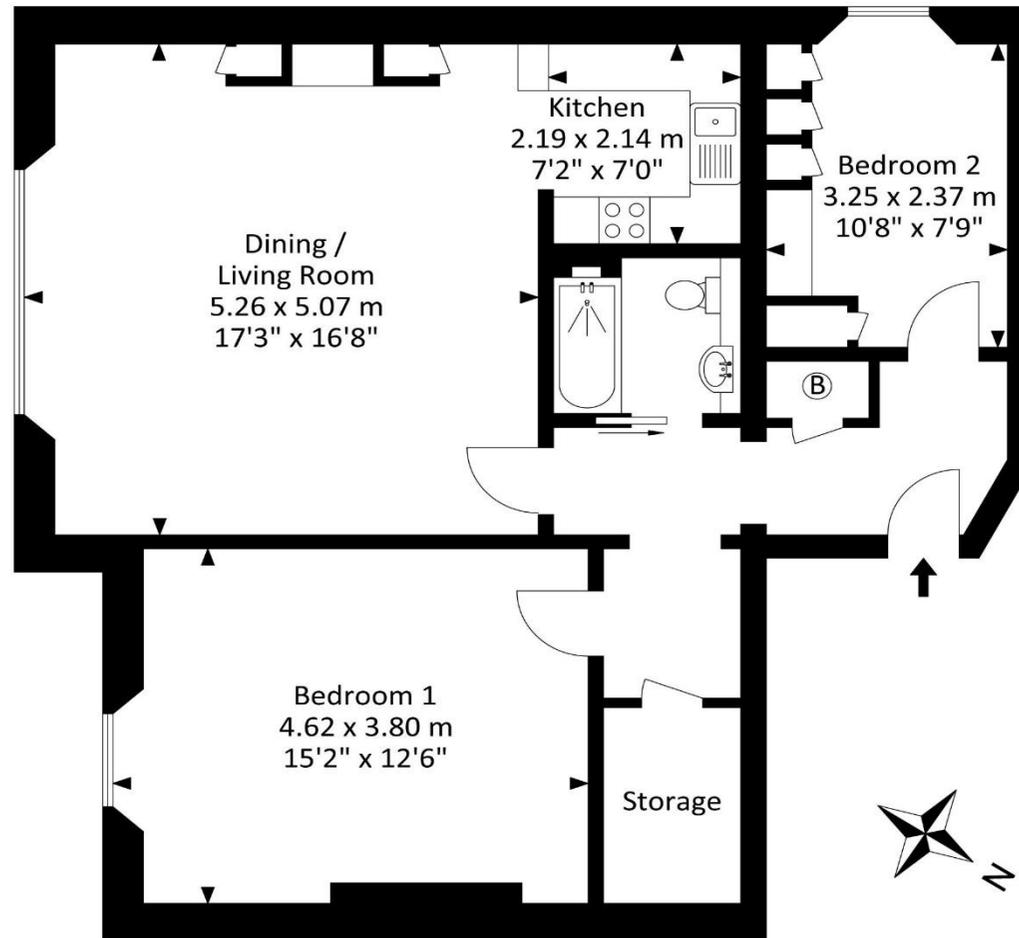
PLEASE NOTE:

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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Approx. Gross Internal Area 790.50 Sq.Ft - 73.44 Sq.M



Second Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.