



Garden Flat, Flat 2, 12 Oakfield Grove

Guide Price £425,000

RICHARD  
HARDING

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Clifton, Bristol, BS8 2BN

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A 2 double bedroom garden flat with private entrance, rear garden and off-street parking. Refurbished to a high standard throughout and presented with no onward chain.

## Key Features

- Forming part of an impressive detached converted Victorian house in a quiet Clifton location equidistant from Whiteladies Road and Clifton Village.
- Full height 2.25m ceilings throughout with good light levels from windows on three elevations.
- A private entrance, allocated parking and a south-westerly private garden to the rear.
- Internally managed with the remainder of a 999 year lease and a share of freehold.
- Situated in the Clifton East (CE) residents parking zone and within the Clifton Conservation Area.
- No onward chain making a prompt move possible.

## ACCOMMODATION

**APPROACH:** the property is approached via driveway, down the side path to the right hand side of the building, with the shared path ending at the gate. The private area of Flat 2 starts with a short straight staircase of 7 steps down to lower private entrance door. An obscured upvc wood effect door with outside light above opens into:-

**CENTRAL HALLWAY:** a substantial central hall providing access to all rooms barring the kitchen, with integrated floor mat, 'EnviroVent' ventilation system, dado rail and radiator.

**Storage Cupboard:** with built-in shelving and clothes rail for shoes and coats etc.

**Utility Cupboard:** wood slatted shelving for clothes airing, space and plumbing for washing machine.

**SITTING ROOM:** (17'1" x 14'8") (5.20m x 4.48m) bay fronted sitting room with angled window bay with deep sills and three wood framed double glazed sash windows to front elevation and a radiator to side. Internal opening through to:-

**KITCHEN:** (7'7" x 6'5") (2.32m x 1.96m) partially open plan with adjacent sitting room via wall opening but described separately. Eye level kitchen units with stainless steel extractor hood, tiled splashback over L-shaped square edged worksurfaces, integrated stainless steel sink with mixer tap and drainer, 4 ring Neff induction hob with electric oven below, space for freestanding fridge/freezer, wall mounted metal enclosed electric consumer unit and ceramic tiled floor.

**BEDROOM 1:** (14'8" x 11'8") (4.48m x 3.56m) a pair of wood framed single glazed sash windows to rear elevation overlooking garden with radiator below, cupboard housing 'Ariston' combi boiler with further storage below.

**BEDROOM 2:** (10'9" x 8'1") (3.28m x 2.46m) upvc double glazed window to side elevation overlooking passageway with radiator below.

**SHOWER ROOM/WC:** corner shower cubicle with rainhead shower and further hose attachment from Mira mains fed shower, close coupled wc, hand basin into vanity unit with mirrored medicine cabinet above, ceramic tiled floor, mains fed heated towel rail and 'Airtech' extractor fan.





## OUTSIDE

**PRIVATE FRONT GARDEN:** there is a small garden in front of the bay which belongs to the flat.

**COMMUNAL GARDEN:** small section of communal garden to front provides a pleasant seating area slightly above the parking area.

**REAR GARDEN:** (36'0" x 27'4" max) (10.97m x 8.33m) a south-westerly facing lawned rear garden with high stone borders on two sides, with trellis fenced border on one boundary. The garden is predominantly laid to lawn with a slightly lowered section of patio abutting the rear of the property suitable for seating, with a central path cutting through the centre of the lawn leading to a corner timber shed with pitched roof. Bark chipped borders provide for attractive planted areas with some medium sized trees.

**PARKING & BIN STORAGE:** a shared bin storage area sits to the left hand side of the property upon entry and a large front driveway provides parking for one car per 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 29 September 1978. We further understand that the property owns a share of the Freehold for the building. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £175. This information should be checked by your legal adviser.

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

### PLEASE NOTE:

- 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.
- 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>
- The photographs may have been taken using a wide angle lens.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

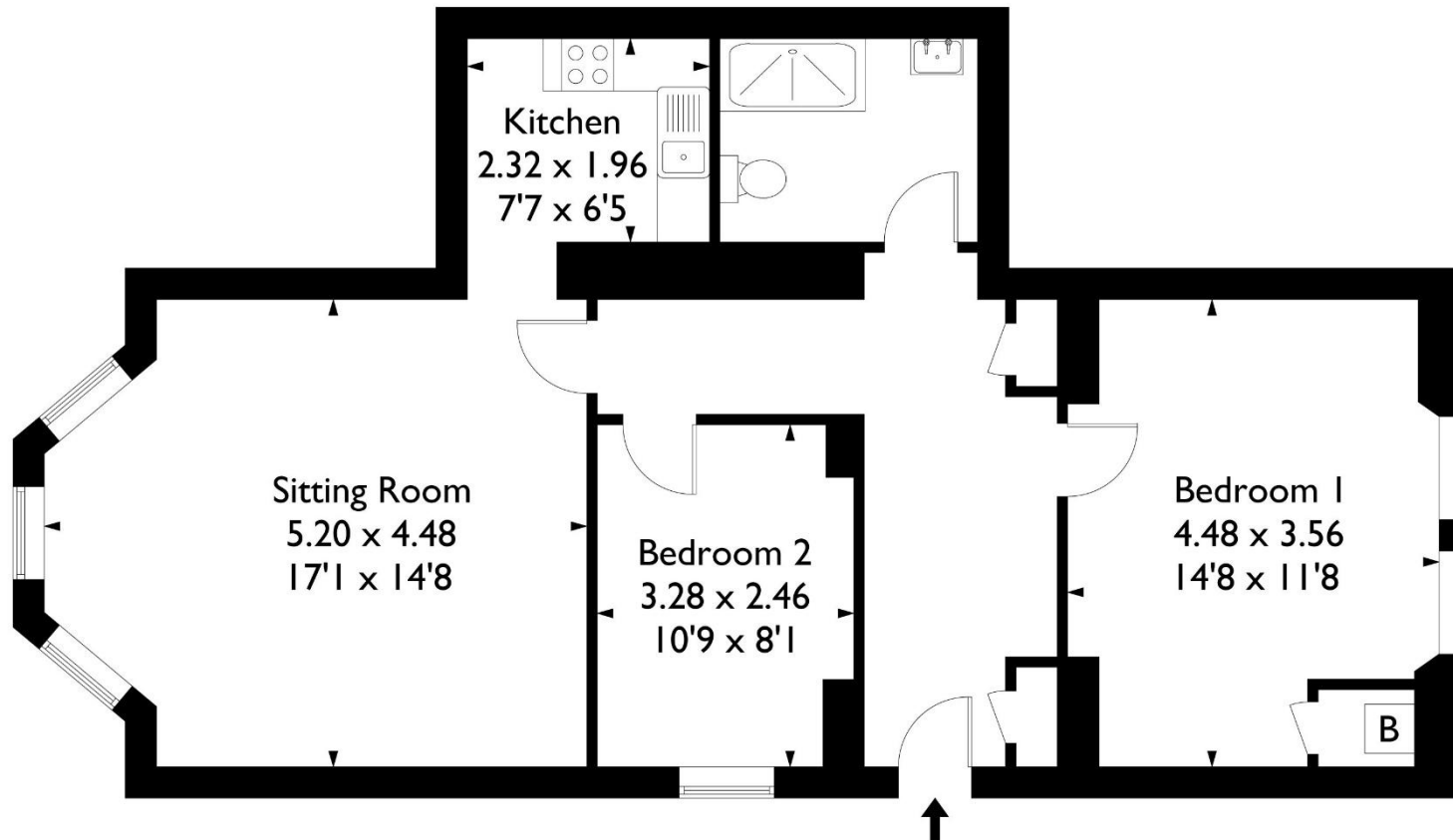


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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Approximate Gross Internal Area 70.71 sq m / 761.12 sq ft



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.