



Flat 4, 13 Royal Park, Clifton  
Guide Price £410,000

RICHARD  
HARDING



# Flat 4, 13 Royal Park

Clifton, Bristol, BS8 3AL

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A second floor 2 double bedroom apartment with an abundance of natural light from large windows and an atrium roof, separate kitchen and situated in the CV residents parking zone.

## Key Features

- Enjoying an abundance of natural light.
- Set in the heart of Clifton Village and a short distance to the lovely green open spaces of Victoria Square, Christchurch Green and Clifton Downs.
- Providing the benefit of gas central heating and double glazing throughout.
- 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.
- **Accommodation:** reception hall, semi open-plan sitting and dining room, inner hall, separate kitchen, 2 double bedrooms and a bathroom/wc.
- Situated in the CV residents parking zone.

## ACCOMMODATION

**APPROACH:** via the middle communal entrance door with intercom entry system, opening to:-

**COMMUNAL HALLWAY:** hallway and stairwell providing access to several apartments. Staircase rises to top floor, with windows on half landing. Private entrance door opens to:-

**ENTRANCE HALLWAY:** wide entrance hallway with an abundance of natural light from obscured double glazed window to side elevation. Parquet flooring which continues throughout the apartment. Radiator and intercom entry system.

**SEMI OPEN-PLAN SITTING/DINING ROOM:** (24'2" x 18'1") (7.37m x 5.50m) parquet flooring, twin double glazed window to front elevation with pleasant street scene views, three radiators, built-in storage surrounding chimney breast and atrium ceilings.

**KITCHEN:** (8'10" x 7'0") (2.70m x 2.12m) double glazed window to side elevation, a range of wall and base units with roll top worksurface over, tiled splashback, stainless steel inset sink and drainer unit with swan neck mixer tap over. Integrated appliances including 4 ring gas hob, electric oven and extractor hood. Plumbing for washing machine and space for fridge/freezer.

**BEDROOM 1:** (14'3" x 12'3") (4.34m x 3.73m) twin double glazed windows to rear with pleasant views and a radiator beneath, built-in wardrobes with cupboard above.







**BEDROOM 2: (13'0" x 6'11") (3.96m x 2.10m)** double glazed window to rear elevation with same pleasant views as bedroom 1, radiator and a built-in wardrobe.

**BATHROOM/WC:** obscured double glazed window to side elevation, tiled sill, low level wc, hand wash basin with swan neck mixer tap over, tiled bath with mains fed mixer tap, mixer shower and heated towel rail.

### 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 25 December 1974. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the annual service charge is £325. 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.

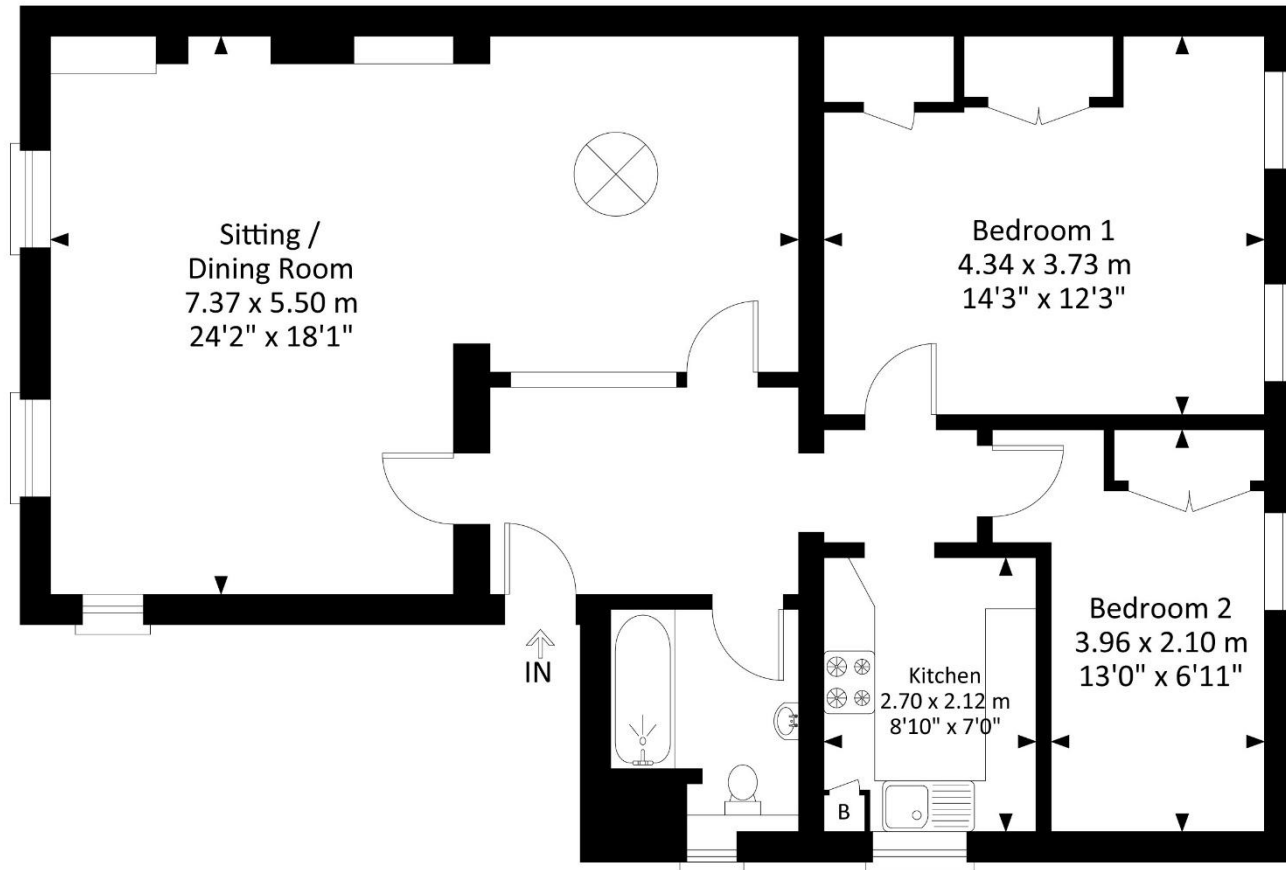


If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



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Approximate Gross Internal Area = 80.85 sq m / 870.26 sq ft



Second Floor

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