

Third Floor Flat, 6 York Place
Guide Price £425,000

RICHARD
HARDING

Top Floor Flat, 6 York Place

Clifton, Bristol, BS8 1AH

RICHARD
HARDING

A bright and well-appointed 2 double bedroom apartment set within a Grade II listed Georgian building, offering well-arranged and light accommodation throughout. Conveniently located in the heart of Clifton Village with its eclectic mix of boutique shops, bars, restaurants and cafes, as well as the green space of Victoria Square and Clifton & Durdham Downs only a few minutes' walk from the property.

Key Features

- York Place enjoys an enviable setting being incredibly convenient for Clifton Village, Clifton Triangle and Park Street with all their vast amenities being only a short walk away.
- **Accommodation:** entrance hallway, kitchen, sitting/dining room, 2 large double bedrooms and bathroom/wc.
- **Overlooking green space to both the front and rear of the property and enjoying sunshine throughout the day.**
- **Located within Clifton Village (CV) residents parking scheme.**
- **Offered to the market with a share of Freehold.**

ACCOMMODATION

APPROACH: pathway leads to communal front door and into an ornate communal hallway which is extremely well presented and maintained. Staircase rises to the third floor landing where the private entrance door to this apartment can be found on the right hand side. Wooden front door opens to:-

ENTRANCE HALLWAY: four large built-in storage cupboards to the right, intercom entry system, moulded skirting boards, radiator, further storage cupboard housing Worcester combi boiler. Doors radiate to kitchen, sitting/dining room, both double bedrooms and a bathroom/wc.

KITCHEN: (12'2" x 7'10") (3.70m x 2.38m) fitted with a range of base units with roll top work surface over, integrated Zanussi oven with 4 ring gas hob and cooker hood above. Integrated fridge and freezer, integrated washer and dryer, two large multi-paned windows to rear elevation, stainless steel sink and drainer unit with swan neck mixer tap, and a radiator.

SITTING/DINING ROOM: (17'8" into reduced head height x 13'11") (5.37m x 4.23m) two large multi-paned sash windows with beautiful views over the gardens and mature trees to the front elevation which, in autumn/winter, reveal uninterrupted views over the city of Bristol and to rolling hills beyond. Moulded skirting boards, radiator, ceiling light point, and three large built-in storage cupboards to the left hand side.

BEDROOM 1: (17'3" x 11'0") (5.26m x 3.36m) a large double bedroom with two multi-paned windows to rear elevation overlooking gardens to the rear making for a private and un-overlooked master bedroom. Moulded skirting boards, ceiling light point and a radiator.

BEDROOM 2: (12'4" into slight reduced head height x 9'8") (3.76m x 2.94m) one multi-paned sash window to front elevation, moulded skirting boards, ceiling light point and a radiator.





SHOWER ROOM/WC: modern white bathroom suite comprising low level wc with concealed cistern, tiled floor, large shower cubicle with mains fed shower and tiled surround, spotlights, wash hand basin with mixer tap over, heated towel rail and an extractor fan.

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 966 year lease from 31 August 2016. We understand the apartment also 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 £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

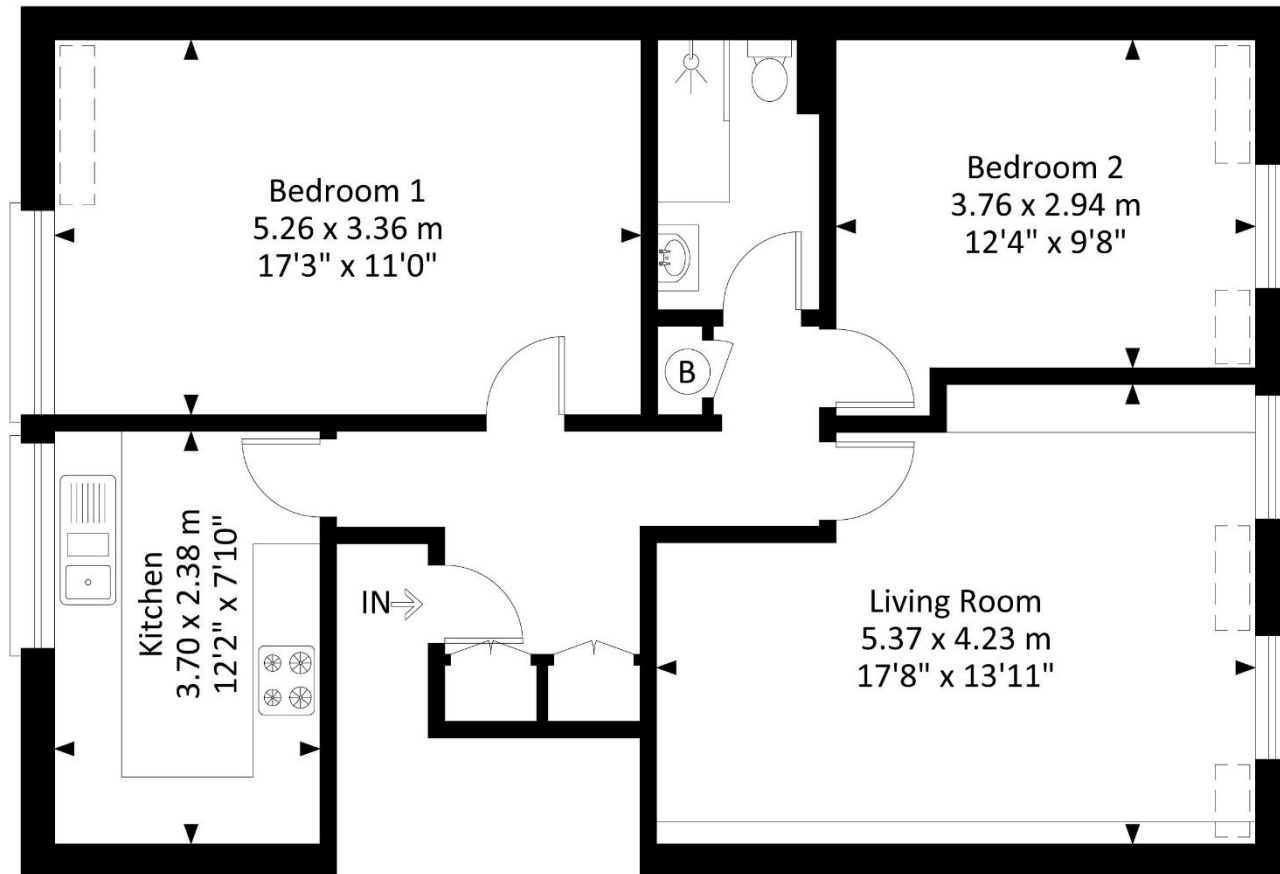
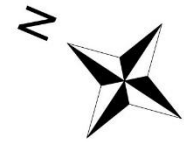
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Top Floor Flat, York Place, Clifton, Bristol BS8 1AH

Approximate Gross Internal Area = 72.38 sq m / 779.09 sq ft



Third Floor

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