



Second Floor Flat, Flat 5, 23 Victoria Square  
Guide Price Range £500,000 - £515,000

RICHARD  
HARDING





# Second Floor Flat, Flat 5, 23 Victoria Square

Clifton, Bristol, BS8 4ES

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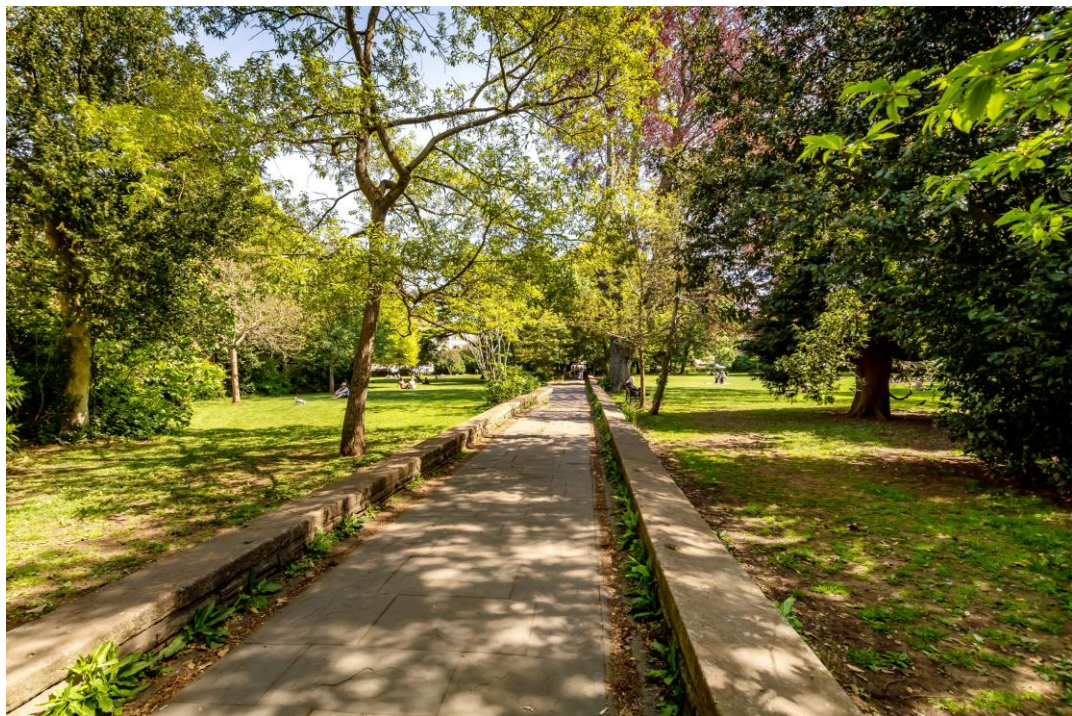
An impressive 3 bedroom apartment which occupies the front half of two grade II\* listed former town houses overlooking tree-lined Victoria Square gardens in Clifton Village.

## Key Features

- Clifton enjoys an enviable reputation with its eclectic and diverse range of boutique shops, bars, restaurants and a further wealth of amenities.
- **Accommodation:** kitchen/dining room and interconnecting sitting room, 3 bedrooms and 2 bath/shower rooms.
- Set in iconic grade II\* listed period terrace.
- Overlooking Victoria Square Gardens.
- The apartment benefits from both stairwell and lift access.
- 2 bath/shower rooms.
- Fabulous Clifton Village location close to local amenities.
- Offered with no onward chain and a share of the freehold.







## **ACCOMMODATION**

**APPROACH:** solid wood panelled front door opening to:-

**COMMUNAL ENTRANCE VESTIBULE:** with tall ceilings, ornate cornicing, dado rail, tall moulded skirting boards, stained glass door leading to:-

**COMMUNAL ENTRANCE HALLWAY:** with tall ceilings, ornate cornicing, dado rail, tall moulded skirting boards, wide staircase leading upwards and half landing windows throughout providing beautiful light and add appeal to the space. Lift access is granted from the hall floor level in addition to the staircase leading to all floors.

**ENTRANCE HALLWAY:** via wooden front door leading into private entrance hallway. A wide and open entrance hallway grants access to all areas accentuating the open feeling found throughout. Useful storage space currently used as an airing cupboard which houses the boiler and water tank.

**SITTING ROOM:** (15'6" x 14'10") (4.71m x 4.51m) the living room is conveniently positioned adjacent to the dining space and linked via double doors. The light and bright room boasts double twin sash windows to the front aspect overlooking historic Victoria Square. Iron fireplace with mantel surrounds, radiator, ceiling rose and chandelier.

**KITCHEN/DINING ROOM:** (19'6" x 8'1") (5.93m x 2.45m) a range of wall and base units with roll edged worktop over and inset stainless steel sink and drainer unit with swan neck mixer tap over, tiled splashback, integrated oven, 4 ring gas hob with extraction hood over. Further appliance space, radiator, twin sash windows to front aspect with secondary glazing and overlooking Victoria Square Gardens, and French doors leading to living room.

**UTILITY ROOM:** (8'0" x 4'6") (2.43m x 1.36m) this hugely useful utility space grants tremendous storage opportunity and a convenient place for white goods. Currently housing the washing machine.

**BEDROOM 1:** (19'4" x 12'8") (5.88m x 3.86m) this spacious primary bedroom is located to the far side of the property and benefits from an en-suite shower room, radiator, ceiling cornicing, ornate ceiling rose and twin sash windows to front aspect with secondary glazing, and fitted wardrobes with drawers providing ample storage.

**En-Suite Shower Room/WC:** a well-proportioned en-suite shower room including low level wc, pedestal wash hand basin, shower cubicle and part tiled walls.

**BEDROOM 2:** (12'4" x 7'8") (3.75m x 2.33m) twin sash windows to front aspect with secondary glazing, and a radiator.

**BEDROOM 3:** (8'8" x 8'6") (m2.65m x 2.60m) further single bedroom with twin sash windows to front aspect overlooking Victoria Square Gardens, with secondary glazing, and a radiator. A useful single bedroom which could also double as a home office.

**BATHROOM/WC:** this sizeable bathroom includes panelled bath with system fed shower over, low level wc, pedestal wash hand basin. Fully tiled walls, radiator and extraction system.



## **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 887 year lease from 14 April 1983, with a ground rent of £24 p.a. We 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 annual service charge is £2,450.23. This information should be checked by your legal adviser.

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

### **PLEASE NOTE:**

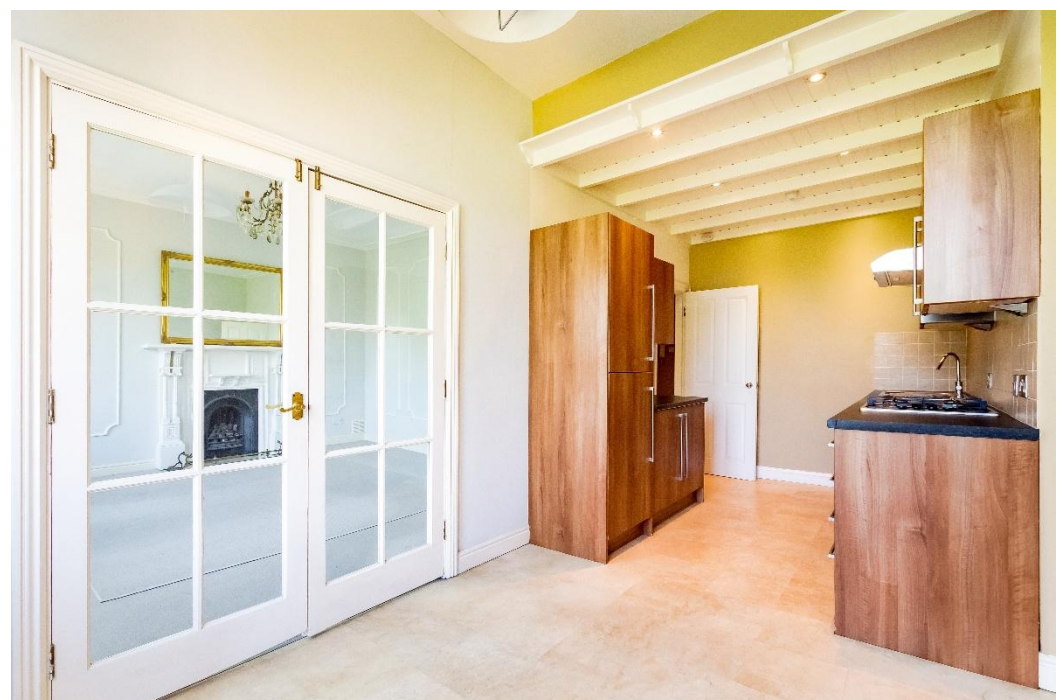
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for 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.





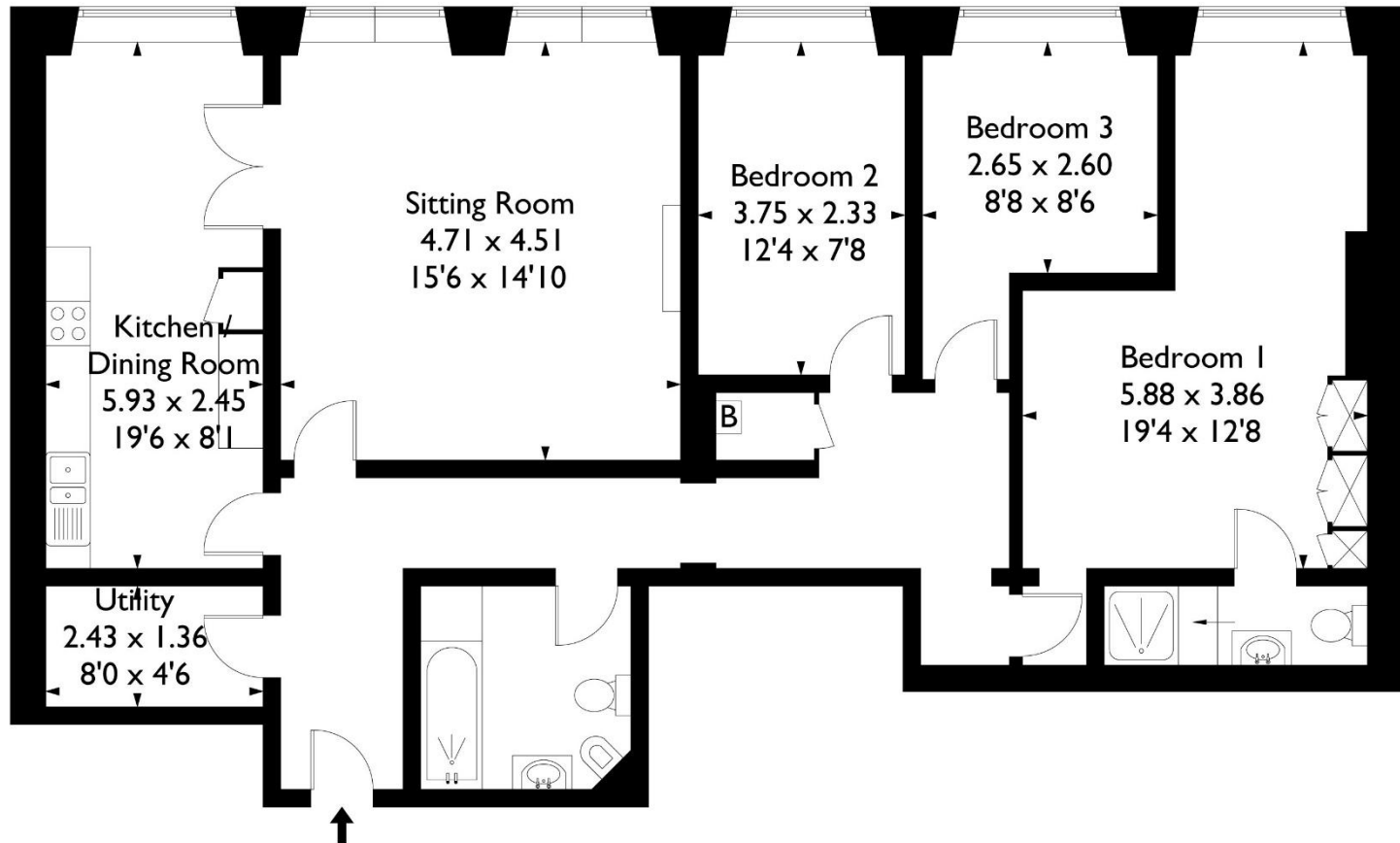
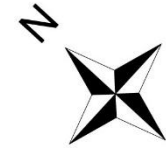






# Flat 5, Victoria Square, Clifton, Bristol, BS8 4ES

Approximate Gross Internal Area = 107.88 sq m / 1161.21 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.