



Top Floor Flat, Flat 3, 5 Christchurch Road
Guide Price £465,000

RICHARD
HARDING

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Clifton, Bristol, BS8 4EF

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A generously proportioned two double bedroom top floor apartment set within a well-maintained Victorian period building, offering kitchen/dining room plus separate sitting room. Set on a highly desirable road in Clifton Village with green and leafy outlook.

Key Features

- Christchurch Road is a discreet back water, close to a variety of amenities in Clifton Village including retail outlets, boutiques, cafes and eateries.
- **Accommodation:** entrance hallway with large storage cupboard, kitchen/dining room, separate sitting room, bedroom 1, bedroom 2 and bathroom/wc.
- Located in the Clifton Village (CV) residents parking zone.
- The property is offered to the market with no onward chain.
- Please note the property is currently tenanted, the tenancy agreement terminates at the end of August 2025 and the tenants are on a month's notice thereafter.

ACCOMMODATION

APPROACH: from the pavement of Christchurch Road proceed up the paved pathway where steps lead to the communal entrance door.

COMMUNAL ENTRANCE HALLWAY: an impressive and welcoming entrance hallway where period staircase leads to the top floor landing where the private entrance to the flat can be found immediately in front of you.

ENTRANCE HALLWAY: via wooden front door, ceiling light point, door entry intercom system, two high level windows allowing borrowed light from the landing, radiator, built in storage cupboard housing Valliant boiler with hot water cylinder, additional storage space beneath, wood effect laminate flooring and moulded skirting boards. Doors radiate off to kitchen/dining room, sitting room, bedroom 1, bedroom 2 and bathroom/wc.

SITTING ROOM: (18'1" x 16'11") (5.51m x 5.16m) a light filled room with generous ceiling height, two sash windows overlooking the rear elevation, three wall light points, two cast iron style radiators, tv point, electric feature fireplace and wood effect laminate flooring with matching skirting boards.

KITCHEN/DINING ROOM: (13'8" x 12'1") (4.16m x 3.69m) fitted with a matching range of wall, base and drawer units with wood effect laminate worktop over, integrated electric hob with extractor fan over, washer dryer, double waist height oven plus microwave, space for fridge/freezer, inset 1½ bowl stainless steel sink with drainer unit to one side and mixer tap over and ceiling light point. Ample space for dining room furniture, two sash windows overlooking the rear elevation, radiator, wood effect laminate flooring and moulded skirting boards.

BEDROOM 1: (16'0" x 14'5") (4.88m x 4.40m) generous sized double bedroom with two sash windows overlooking the front elevation with green leafy outlook, built in wardrobes with a variety of hanging rails and shelving, radiator and moulded skirting boards.





BEDROOM 2: (16'0" x 10'1") (4.88m x 3.07m) double bedroom with sash window overlooking front elevation, ceiling light point, loft access hatch, an array of built in wardrobes with hanging rail, shelving and high-level cupboards, feature period fireplace, moulded skirting boards.

BATHROOM/WC: white bathroom suite comprising of low level wc, wash hand basin set on vanity units with ample storage cupboards beneath, panelled bath with electric Mira shower over, tiled surrounds, inset ceiling downlights, extractor fan, wall mounted chrome towel radiator, moulded skirting boards and tile effect vinyl flooring.

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.

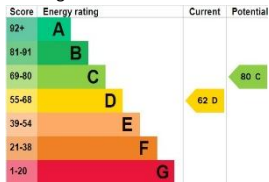
TENURE: it is understood that the property is leasehold for the remainder of a 999-year lease from 1 January 1989. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £1,649. This information should be checked by your legal adviser.

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

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.

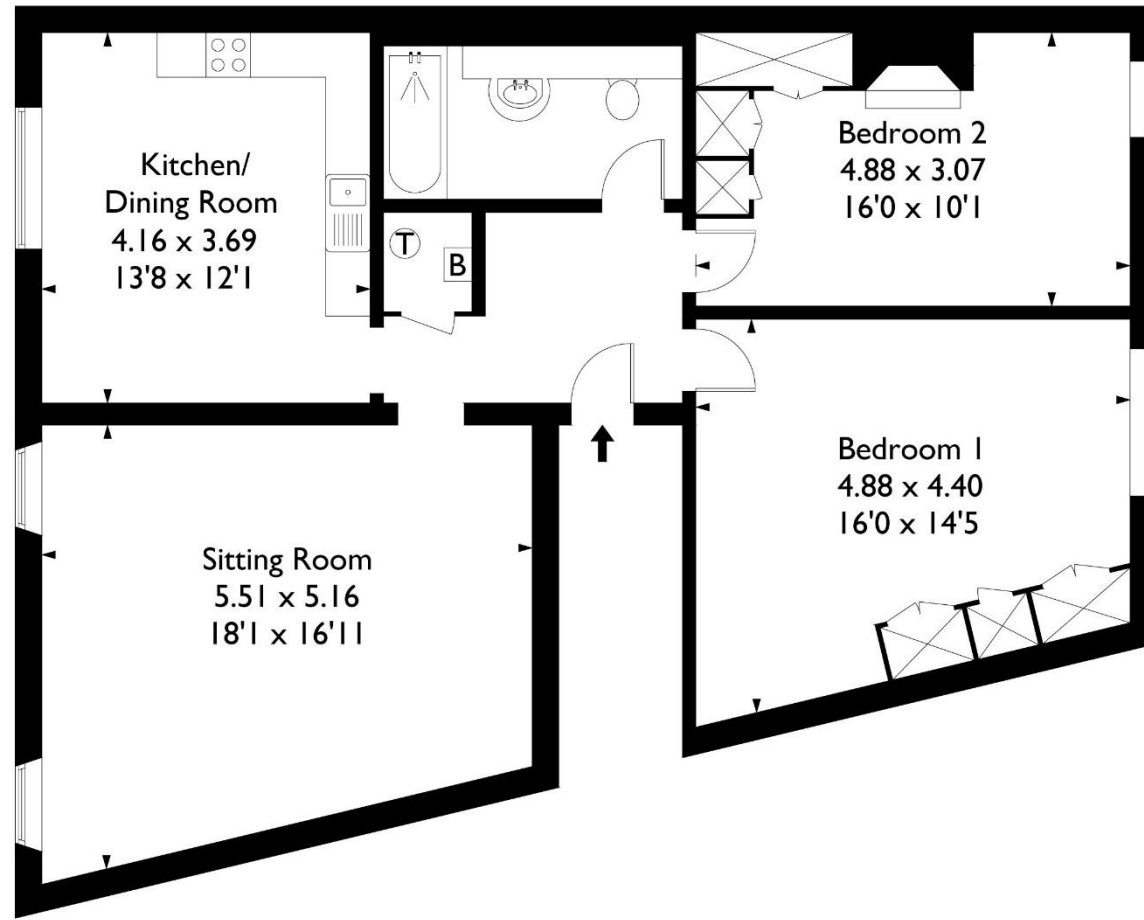


If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



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Approximate Gross Internal Area = 91.95 sq m / 989.74 sq ft



Top Floor

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.