



Second Floor Flat, Flat 17, Parklands, 27-29 Tyndalls Park Road,
Guide Price £405,000

RICHARD
HARDING

Second Floor Flat, Flat 17, Parklands, 27-29 Tyndalls Park Road Clifton, Bristol, BS8 1PQ

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An exceptionally smart and well-located 2 double bedroom (one with en-suite) apartment forming part of this well kept and highly regarded period conversion, enjoying the rare advantage of allocated off-road parking.

Key Features

- Communal bicycle storage area and private secure locker.
- **Accommodation:** entrance hallway with video entry intercom, open plan kitchen/dining/living space with smart fitted kitchen with integrated appliances and breakfast bar, principal double bedroom with generous en-suite shower room, bedroom 2 and further cloakroom/wc.
- Fabulous location in a central and convenient part of Clifton within just a short level stroll of Whiteladies Road, the incredible independent restaurants and cafes of Cotham Hill, as well as Clifton Down train station and the Triangle, making it a perfect place to explore the city.
- A high quality apartment with parking, within a beautiful building in an enviable location.

ACCOMMODATION

APPROACH: via gated driveway entering the attractive development and grounds, where you will find the allocated off road parking space (numbered 17) to the left hand side. An impressive main communal entrance and well kept communal hall and stairwell rises to the second floor level, where the private entrance to apartment 17 is the door on the right hand side.

ENTRANCE HALLWAY: a light filled entrance hallway with skylight window, video entry intercom system, thermostat control for central heating. Doors off to the open plan kitchen/living room, bedroom 1, bedroom 2 and shower room/wc. Radiator, tiled floor and a shallow recessed cupboard with coat hooks and fuse box for electrics.

OPEN PLAN KITCHEN/DINING/LIVING ROOM: (16'9" max taken below sloped ceilings x 16'5") (5.11m x 5.00m) an open plan kitchen/living space with a modern fitted kitchen comprising base and eye level match grey units with square edged laminated worktops over and inset sink and drainer unit. Integrated appliances including a Zanussi electric oven with Bosch induction hob and extraction over, slimline dishwasher, fridge and freezer. Overhanging breakfast bar providing dining seating, feature arched sash window to side and two Velux skylight windows to rear. The kitchen area has tiled floor and the living space with carpeting. TV and cable television points, inset spotlights and a radiator.

BEDROOM 1: (front) (15'9" max taken below sloped ceilings x 10'8") (4.81m x 3.25m) a good sized double bedroom with feature exposed roof timbers, dual aspect arched sash windows to front and side, radiator, wardrobe and a door accessing:-

En-Suite Shower Room/WC: white suite with walk-in oversized shower enclosure with system fed Mira shower, low level wc with concealed cistern, wash basin with storage drawers beneath, heated towel rail, tiled floor, part tiled walls and a Velux skylight window to front.

BEDROOM 2: (10'8" x 8'2") (3.25m x 2.50m) a smaller double bedroom with built-in wardrobes, Velux skylight window and a radiator.

SHOWER ROOM/WC: white suite with oversized shower enclosure with Mira electric shower, low level wc, wash basin with storage beneath, recessed airing cupboard, tiled floor, inset spotlights, heated towel rail and an extractor fan.





OUTSIDE

COMMUNAL BICYCLE STORAGE & STORAGE LOCKER: in the basement of this well-arranged period conversion each apartment has a handy storage locker next to a large communal bike store, perfect for coats/boots/bicycle clothing etc.

OFF ROAD PARKING: the property has the rare advantage of allocated off-road parking (space no. 17) in the parking forecourt, as well as a communal recycling area.

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 1000 year lease from 1 January 1999. We further understand that the apartment 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 £2,352. This information should be checked by your legal adviser.

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

PLEASE NOTE:

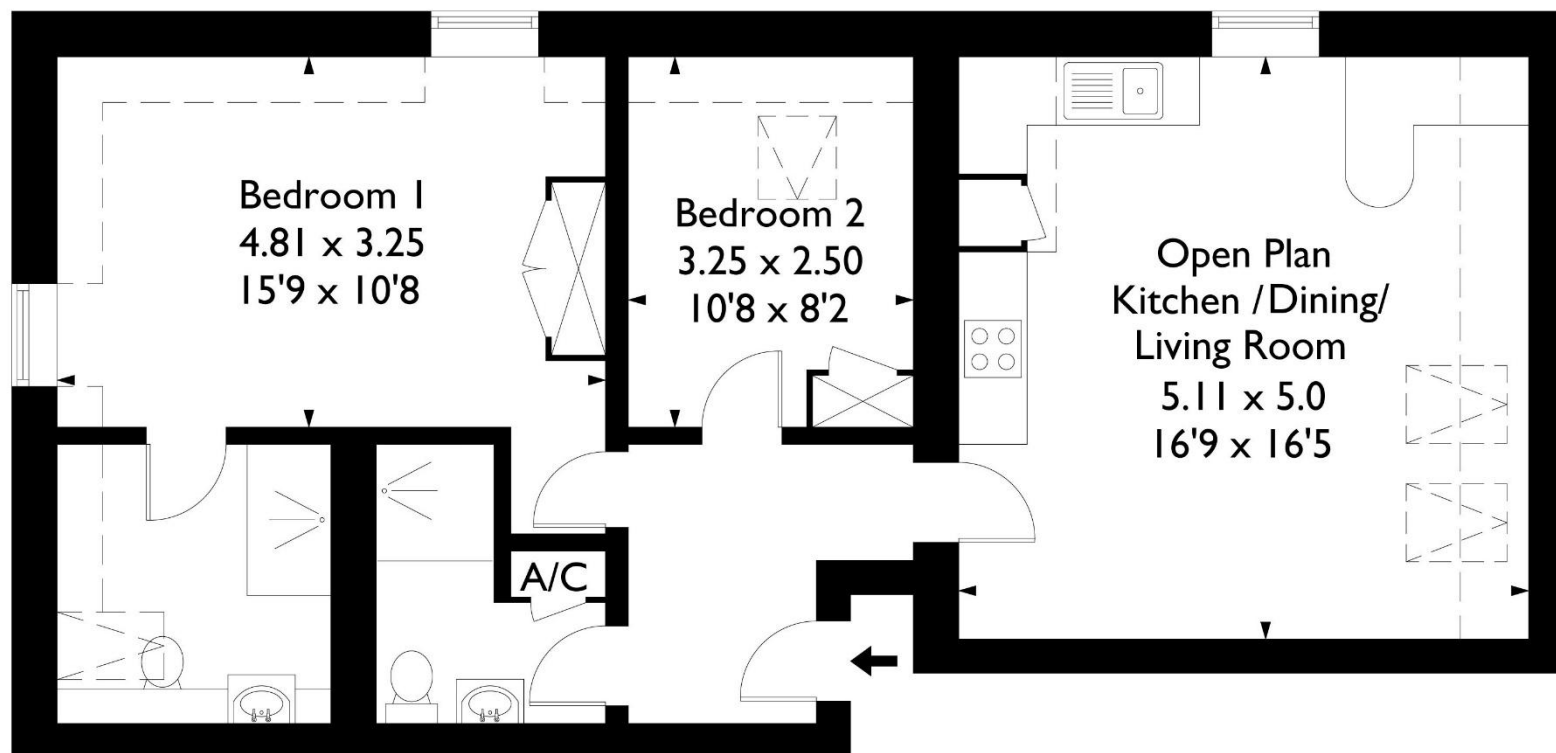
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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		
55-68	D	57 D	75 C
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 = 70.04 sq m / 753.90 sq ft



Second 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.