



Garden Maisonette, Flat A, 25 St Paul's Road

Guide Price £500,000

RICHARD
HARDING

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Clifton, Bristol, BS8 1LX

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A spacious grade II listed garden maisonette offering approximately 1,025 sq. ft. of versatile accommodation with 2 double bedrooms (1 with en-suite). The property is situated in a highly desirable location in Clifton. Externally the property boasts a 40ft x 17ft south easterly facing garden in addition to the rare advantage of private driveway parking.

Key Features

- **Hall Floor:** entrance hallway, stairs to lower landing, bedroom 1 with en-suite shower room/wc and bedroom 2.
- **Ground Floor:** lower landing, large storage cupboard, kitchen/dining room plus pantry storage, sitting room and bathroom/wc.
- **Outside:** an exceptional private rear garden with large patio ideal for entertaining and to the front there is a driveway providing parking.
- **A charming apartment with homely feel and pleasing layout.**

HALL FLOOR

APPROACH: from the driveway proceed up the left hand side where the communal entrance door (shared with one other flat) can be found immediately in front of you. Continue through the communal entrance hallway and the private entrance door to the flat can be found on the right hand side.

ENTRANCE HALLWAY: via wooden front door, tall ceilings, inset ceiling downlighters, cornicing, radiator, doors radiate to bedroom 1, bedroom 2 and stairs descend to ground floor.

BEDROOM 1: (12'6" x 10'9") (3.82m x 3.28m) a light filled double bedroom with large multi-paned sash window overlooking the rear garden, tall ceiling with inset ceiling downlighters, decorative ceiling rose, cornicing, deep built in wardrobe with hanging rail and shelving, tall moulded skirting boards, door leading to:-

En Suite Shower Room/wc: a white suite comprising of wall mounted wc with concealed cistern, wash hand basin, double shower enclosure with system fed shower over, built in mirrored storage cupboard housing Vaillant combi boiler, inset ceiling downlighters, extractor fan, shaver socket, wall mounted chrome towel radiator, tiled surrounds, tiled flooring.

BEDROOM 2: (10'10" x 8'6") (3.31m x 2.58m) a double bedroom with large multi-paned sash window overlooking the front elevation/driveway, working shutters, cornicing, inset ceiling downlighters, built in bookcases/shelving, radiator, tall moulded skirting boards.

GROUND FLOOR

LOWER LANDING: stairs descend from hall floor, inset ceiling downlighters, door entry intercom system, radiator, tall moulded skirting boards. Doors leading to sitting room, kitchen/dining room, bathroom/wc, inner hallway, large pantry cupboard and storage room.

STORAGE ROOM: ceiling light point, ventilation unit, hot water cylinder, tall moulded skirting boards.

KITCHEN/DINING ROOM: (11'9" x 9'11") (3.57m x 3.01m) fitted with an array of wall, base and drawer units with wood effect worktop over with matching upstand, integrated appliances include double oven with gas hob plus extractor fan over, microwave oven, dishwasher and fridge/freezer. Washer/dryer, inset stainless steel 1½ bowl sink with food waste disposal and drainer unit to one side, inset ceiling downlighters, radiator, space for dining room table and chairs, tall moulded skirting boards, tiled flooring, step leads down into inner hallway with access to pantry cupboard and bathroom/wc.

INNER HALLWAY: wall light point, ceiling lantern allowing natural light plus also a useful access hatch, tiled flooring, moulded skirting boards.

PANTRY CUPBOARD: wall light point, built in shelving, tiled flooring.





BATHROOM/WC: a white bathroom suite comprising of wall mounted wc with concealed cistern, wash hand basin, panelled bath with system fed shower over, extractor fan, wall light points, shaver socket, wall mounted towel radiator, partially tiled walls, tiled flooring.

SITTING ROOM: (17'5" x 14'7") (5.31m x 4.44m) a beautiful room with an array of multi-paned windows and French doors overlooking the private rear garden, inset ceiling downlighters, recess to either side of the chimney breast, two radiators, tv socket, tall moulded skirting boards.

OUTSIDE

FRONT DRIVEWAY: laid to block paving providing off street parking.

REAR GARDEN: (40ft x 17ft) (12.19m x 5.18m) a stunning south easterly facing private rear garden, large level patio accessed directly from the sitting room with steps leading to the upper section of garden which is laid to a mixture of artificial lawn and stone chippings, mature tree, a variety of plants and shrubs to the borders, outside light and power socket. Fully enclosed by a mixture of stone and feather edge wooden fencing with trellises above.

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 2009. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £1,920 (paid over 10 months) and is subject to an annual Ground rent of £250. 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.

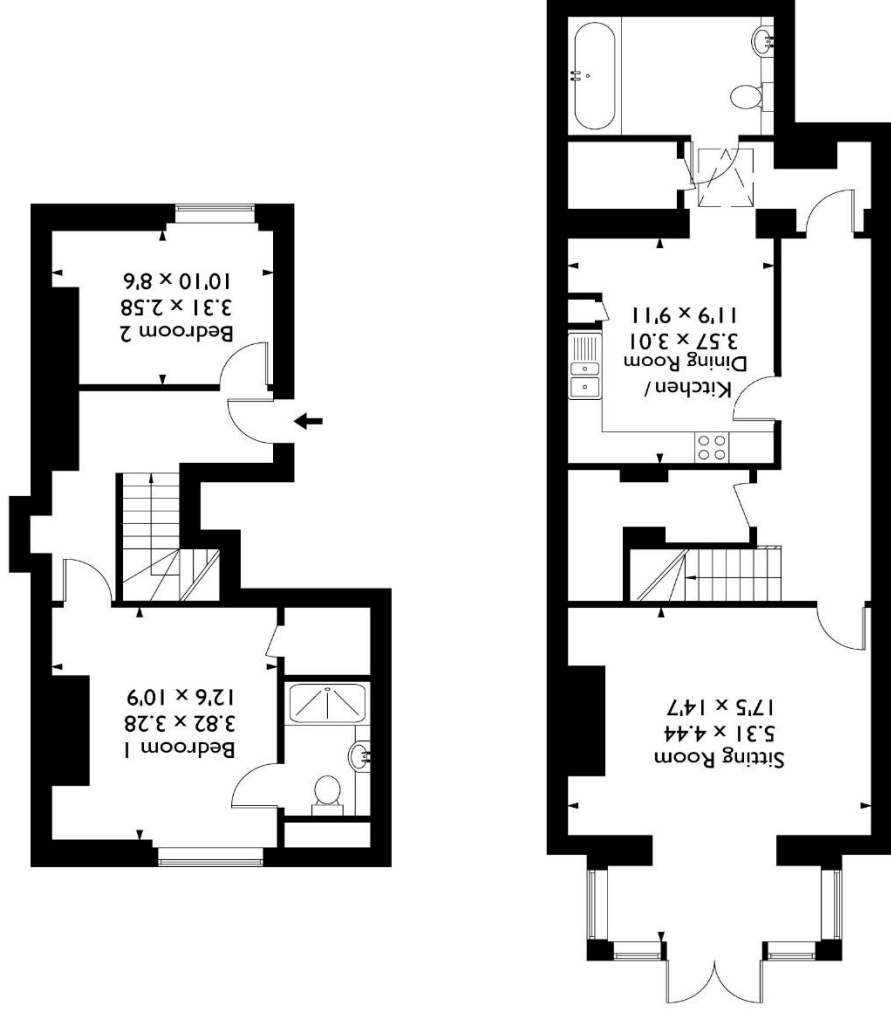


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Garden Maisonette, St. Pauls Road, Clifton, Bristol BS8 1LX

Approximate Gross Internal Area 95.30 sq m / 1025.40 sq ft



Lower Ground Floor

Ground 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.