



Top Floor Flat, 7 Gloucester Row, Clifton
Guide Price £375,000

RICHARD
HARDING

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Clifton, Bristol, BS8 4AW

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An exceptionally well proportioned 2 double bedroom apartment commanding an elevated position on the second floor of a striking Grade II listed Georgian building nestled within the heart of Clifton Village on the doorstep of Christchurch Green and within a stone's throw of the Clifton Suspension Bridge.

Key Features

- Clifton enjoys an enviable reputation with an eclectic and diverse range of boutique shops, bars, restaurants and further essential services. The architecture is varied and striking with 400 acres of open space found on the Downs just under a mile away.
- Exceptional elevated views across the city.
- Within the Clifton Village residents parking scheme.
- Separate kitchen.
- To be sold with no onward chain ensuring a prompt move.

ACCOMMODATION

APPROACH: from the road, over a level concrete pathway and into wooden panelled communal front door entrance. This leads into:-

COMMUNAL ENTRANCE HALLWAY: a well lit and well maintained communal entrance hall with wide period turning staircase laid with carpet rising to the upper levels. Staircase from the second floor can be found on your right hand side and the wooden front door at the top of this opens into:-

ENTRANCE HALLWAY: doors radiate to all rooms. Intercom entry system, ceiling light point, moulded skirting boards and a large useful storage cupboard housing water tank.

SITTING ROOM: (18'6" x 11'5") (5.63m x 3.47m) natural light provided by sash window to front elevation overlooking Christchurch Green. Two central ceiling light points, radiator, moulded skirting boards, tv aerial point, ceiling cornicing and feature fireplace.

KITCHEN: (15'11" x 7'4") (4.85m x 2.23m) modern fitted kitchen comprising base level cupboards with wood block worktop over. Integrated electric oven with electric hob over, ceramic sink and drainer unit with swan neck mixer tap, tiled splashbacks, radiator, plumbing for washing machine, moulded skirting boards, space for undercounter fridge and freezer. Large useful storage cupboard housing fuse box. Large sash window overlooking rear elevation with exceptional views across Bristol, Dundry and beyond.

BEDROOM 1: (14'3" x 11'4") (4.35m x 3.46m) a good sized double bedroom with lots of natural light provided by sash window to the front elevation with views over Christchurch Green. Ceiling cornicing, central ceiling light point, radiator, tv aerial point, moulded skirting boards.

BEDROOM 2: (16'8" x 10'10") (5.09m x 3.30m) a double bedroom with natural light provided by multi-paned sash windows to rear elevation with views of Clifton Village and countryside beyond. Central ceiling light point, moulded skirting boards and a radiator.





SHOWER ROOM/WC: fully tiled walls, low level wc with concealed cistern, wash basin set into vanity unit with storage beneath and swan neck mixer tap over, shower cubicle with glass enclosure, ceiling spotlights 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 999 year lease from 14 December 1987 with a ground rent of £20 p.a. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £2,128. This information should be checked by your legal adviser.

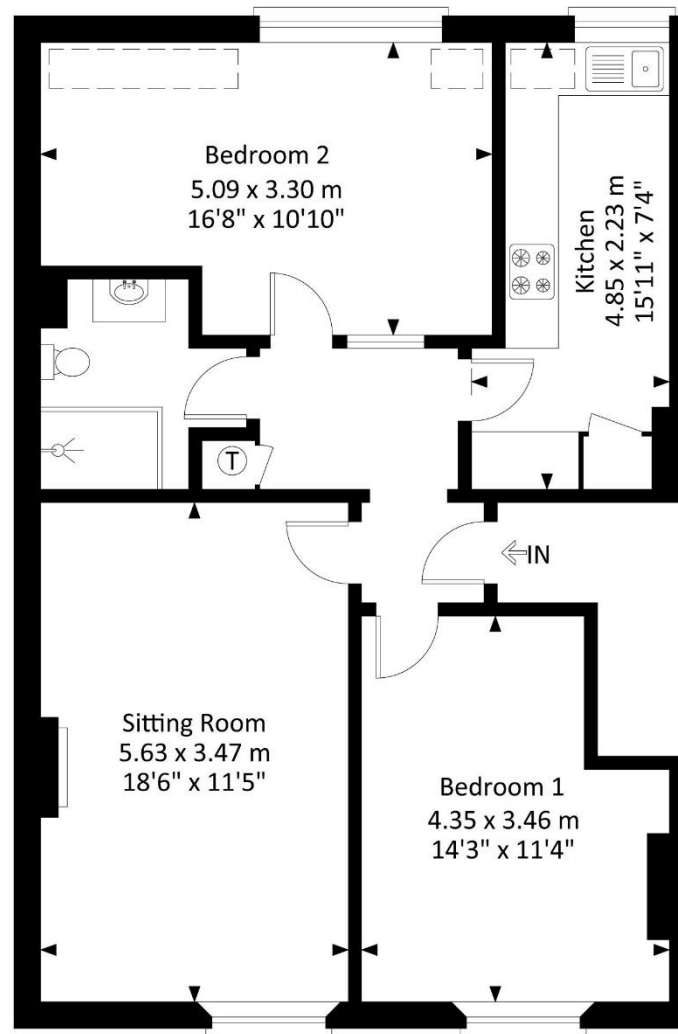
LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: D

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.

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Approximate Gross Internal Area = 72.06 sq m / 775.64 sq ft



 = Reduced Head Height

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