



Second Floor Flat, 30 College Court

Guide Price £275,000

RICHARD
HARDING

Second Floor Flat, 30 College Court, Pembroke Road

Clifton, Bristol, BS8 3DR

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A compact and well arranged one double bedroom apartment, situated in a great location in Clifton. Enjoying a westerly facing balcony and the rare advantage of off-road parking.

Key Features

- Superb location between Whiteladies Road, Clifton Triangle and Clifton Village, allowing easy access to all central areas. Also convenient for Clifton Down train station, bus connections and the green open spaces of the Downs.
- **Accommodation:** entrance hallway, 19ft x 9ft lounge/dining room with access out on to a shallow westerly facing balcony attracting afternoon sunshine, double bedroom, separate kitchen and a shower room/wc/utility area.
- Allocated off road parking space in a covered car port.
- A superb first-time purchase or base in Bristol with the rare advantage of parking.

ACCOMMODATION

APPROACH: via communal entrance and stairs or lift access to the second floor where you will find the private entrance to flat 30 on the right-hand side.

ENTRANCE HALLWAY: wood flooring, door entry intercom and door off to the kitchen, the hallway opens out through to the main lounge/dining room and there are further doors off to the bedroom and shower room/utility.

LIVING SPACE: (19'8" x 9'11") (5.99m x 3.02m) a good-sized lounge/dining room with patio doors accessing a shallow balcony with an open outlook and westerly orientation attracting much of the afternoon sunshine, wood flooring and electric radiator.

BEDROOM 1: (rear) (9'11" x 9'10") (3.02m x 3m) double bedroom with wood flooring electric wall mounted heater and double-glazed window to rear, offering a similar outlook and aspect as the living space.

KITCHEN: (6'10" x 6'4") (2.08m x 1.93m) a compact fitted kitchen with base level units, wood block worktop over, integrated electric oven, 2 ring ceramic hob with extractor fan open shelving over, inset sink, integrated fridge with freezer compartment and recessed larder storage cupboard. High-level double-glazed window to side.

SHOWER ROOM/WC & UTILITY: (6'6" x 5'5") (1.98m x 1.65m) shower enclosure with headed shower, wc, washbasin with storage cabinet beneath, high-level double-glazed window, plumbing and appliance space for washing machine and wall mounted heated towel rail.





OUTSIDE

CAR PORT: the property has the incredibly rare advantage of an allocated parking space in a car port to the rear of the property (parking space number 2), accessed off Pembroke Vale.

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 29 September 1979. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £1,516.55. This information should be checked by your legal adviser.

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

PLEASE NOTE:

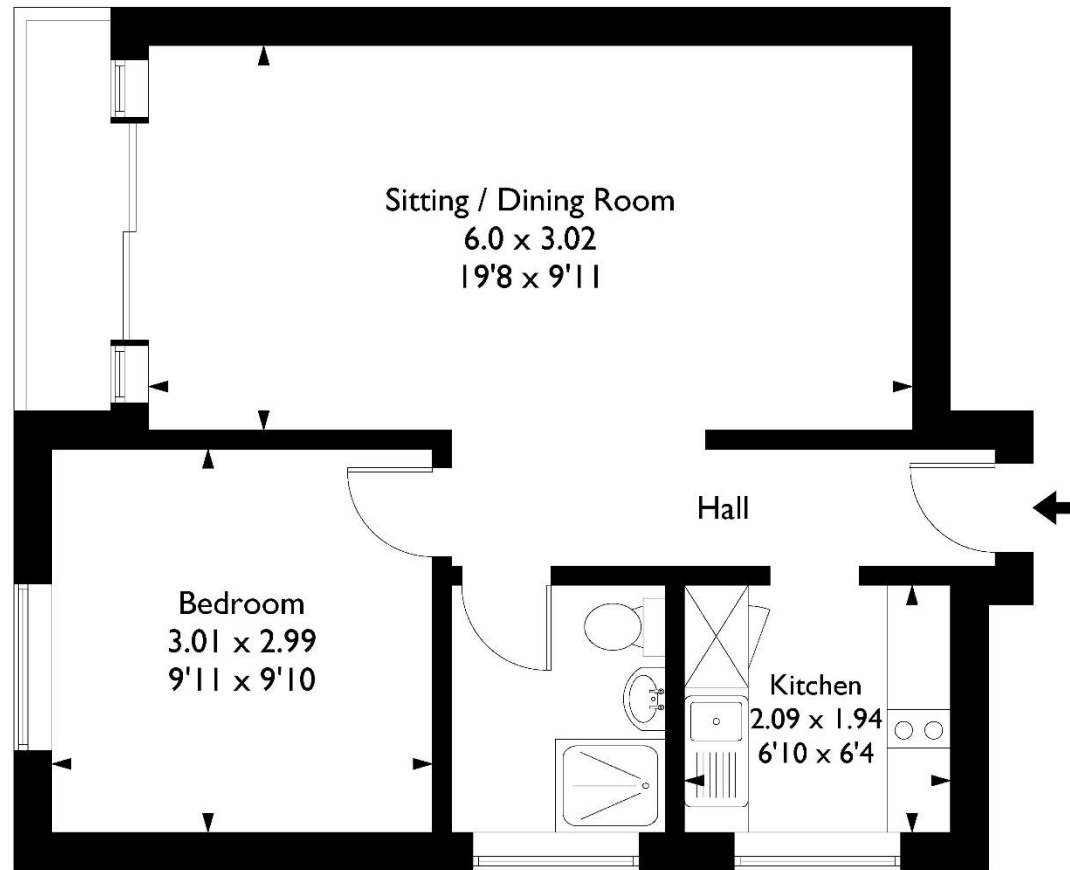
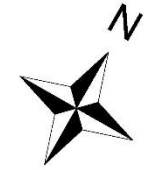
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum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

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



College Court, Pembroke Road, Clifton, Bristol BS8 3DR

Approximate Gross Internal Area = 40.59 sq m / 436.90 sq ft



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.