



First Floor Flat (Rear) 3B, 92 Pembroke Road

Guide Price £385,000

RICHARD
HARDING

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Clifton, Bristol, BS8 3EG

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A bright and well balanced 2-bedroom apartment occupying the rear half of the first floor of this handsome detached period building, equidistant to Clifton Village and Whiteladies Road.

Key Features

- Circa 700 sq. ft. of internal space, with high ceilings and plenty of natural light.
- Wonderful location, close to the Downs and nearby the excellent restaurants and shops of Whiteladies Road and Clifton Village.
- A superb Clifton apartment in a highly convenient location.
- To be offered to the market with no onward chain, enabling a prompt move for a potential purchaser.

ACCOMMODATION

APPROACH: the property is accessed from pavement over a level pathway, which leads beside the right-hand side elevation of the building.

COMMUNAL ENTRANCE HALLWAY: access off at this level to the hall floor apartment, however a carpeted staircase with wooden balustrade ascends to the first of this substantial detached period building, where the wooden private entrance door to this apartment can be found immediately on your left-hand side.

ENTRANCE HALLWAY: intercom entry system, inset ceiling downlights. Doors off to kitchen and living room. Large integrated cupboard and various wall mounted coat hooks. Open walkway through to inner hallway with doors off to bedrooms and bathroom.

LIVING ROOM: (17'9" x 13'8") (5.41m x 4.17m) a generous principal living room, cast iron fireplace with wooden surround, light flooding in from the sash window to rear, ceiling cornicing, picture rail, light point, moulded skirting boards, tv point and internet point.

KITCHEN: (9'5" x 7'9") (2.86m x 2.36m) comprising of a range of wall, base and eye level units, electric oven with 4 ring induction hob over with extractor hood above, square edged Quartz effect laminate worktop, stainless steel 1½ bowl sink with drainer unit to side and swan neck mixer tap over, stylish splashback surrounds, column radiator, moulded skirting boards. Light coming in from the side elevation via single sash window.

BEDROOM 1: (14'4" x 9'4") (4.37m x 2.84m) a good-sized principal bedroom with picture rail, ceiling cornicing and light point. Light coming in from the rear elevation via a large sash window.

BEDROOM 2: (9'11" x 7'0") (3.01m x 2.12m) light coming in from the rear elevation sash window, ceiling cornicing and picture rail. Integrated cupboard housing the wall mounted gas combi boiler.

BATHROOM/WC: comprising low level wc, wash hand basin with chrome tap, ceramic panelled bath with wall mounted stainless steel shower head and controls, stylish tiled walls, moulded skirting boards, light point, extractor fan, lino tile effect flooring with underfloor heating (operated by controls in bedroom 2).





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 914 year (less 3 days) lease from 24 June 1963, with a ground rent of £10.10s.0d p.a. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £1,600. This information should be checked by your legal adviser.

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

PLEASE NOTE:

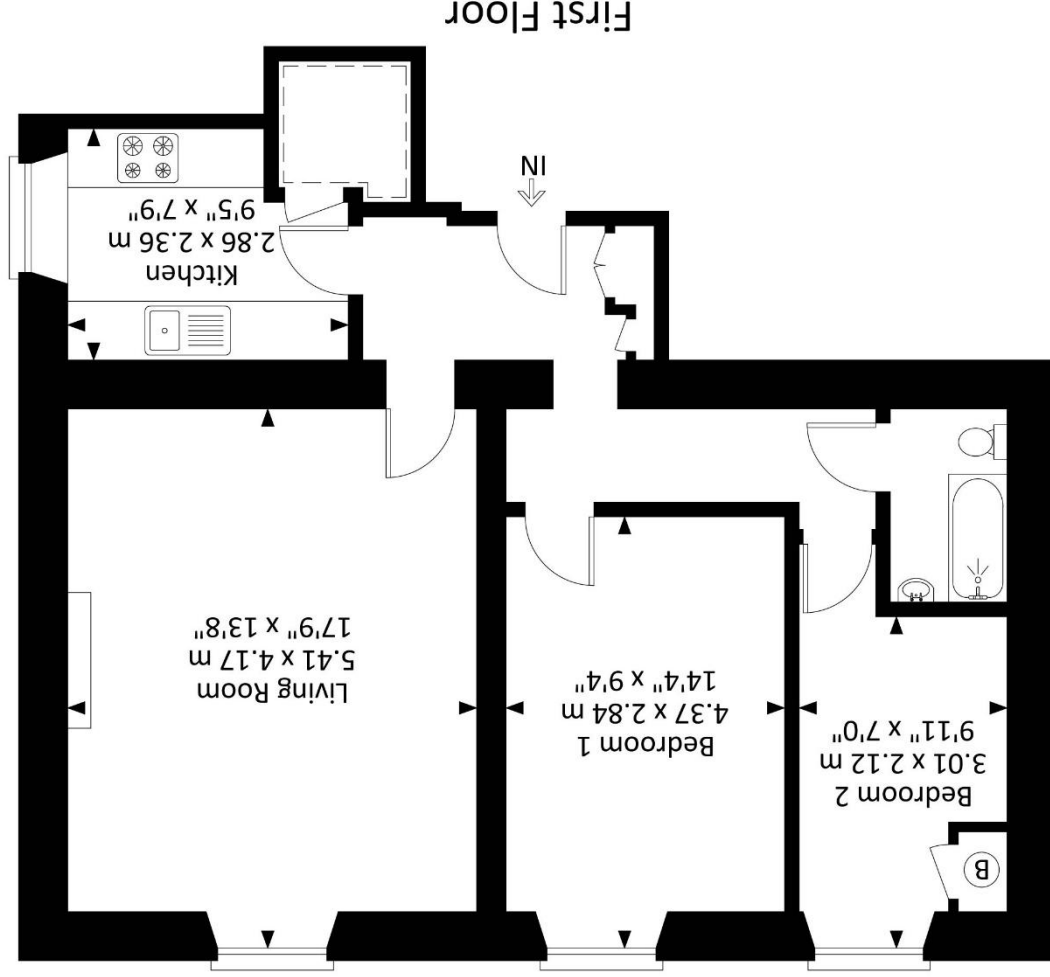
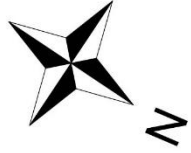
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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 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	56 D	76 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.

Flat 3B, 92 Pembroke Road, Clifton, Bristol, BS8 3EG

Approximate Gross Internal Area = 64.76 sq m / 697.07 sq ft



First Floor

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