



Second Floor Flat, 70 St Pauls Road  
Guide Price £308,000

RICHARD  
HARDING

# Second Floor Flat, 70 St Pauls Road

Clifton, Bristol, BS8 1LP

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A grand 1 double bedroom second floor apartment with high ceilings and attractive original features. Forming part of a beautifully refurbished Grade II listed early Victorian Georgian style terrace equidistant from Clifton Village and Whiteladies Road. No onward chain.

## Key Features

- Recently refurbished to an exceptional standard with beautiful communal areas, cast iron radiators, original ceiling mouldings and new kitchen and bathroom.
- Set in a favourable and convenient location a short distance to Whiteladies Road, Clifton Triangle/Park Street and also Clifton Village. The popular Lido Spa and Restaurant is a moment's walk away.
- A Grade II listed early Victorian building, part of 'Leicester Terrace', one of 9 circa 1852 houses.
- Situated within the CE residents parking zone.
- The property directly overlooks Arlington Gardens to the rear.
- Offered with on onward chain.

## ACCOMMODATION

**APPROACH:** the property is approached over a shared communal pathway past bin storage area up to intercom entry phone with video function and automatic outside lighting. Wood panelled door opens to:-

**COMMUNAL HALLWAY:** attractive communal hallway with chequerboard tiled flooring, original ceiling mouldings, cupboards housing meters, staircase rising to the second floor landing, with the door straight ahead being the private entrance.

**ENTRANCE HALLWAY:** a rectangular entrance hallway with wood effect flooring which continues through to the sitting room, automatic lighting, wall mounted video entry phone.

**Understairs Storage Cupboard:** useful downstairs store with enough space to walk in and access an AEG washing machine, wall mounted metal enclosed electric consumer unit.

**LIVING ROOM:** (16'2" x 12'8") (4.92m x 3.86m) open plan with adjacent kitchen but described separately; wood framed sash windows to front elevation set into shallow bay with street scene views, cast iron column radiator below, wood effect flooring continues from the hallway with high ceilings with ceiling mouldings, disused wooden fireplace surround (boarded) with built-in open shelving and cupboards to one side of the chimney breast. Opens to:-

**KITCHEN:** (7'2" x 7'1") (2.18m x 2.16m) positioned to the side of the living room but open plan with it, borrowed light from the main sash window and further wood framed bow to front elevation with deep sill. L shaped kitchen with roll edged stone worksurfaces, integrated sink and drainer with swan neck mixer tap, soft closing eye and floor level units with integrated AEG appliances which include 4 ring hob with extractor hood, electric oven, tall fridge/freezer and dishwasher. Wood effect flooring continues.





**BEDROOM: (13'9" x 12'11") (4.20m x 3.94m)** wood framed sash window to rear elevation overlooking Park Gardens, high ceilings continue, ceiling mouldings, pair of built-in wardrobes, cast iron column radiator.

**BATHROOM/WC:** partially tiled walls and fully tiled floor, acrylic bath with mixer tap, rainhead shower with further shower hose attachment, alcove for toiletries, ceiling mounted extractor fan, wall hung square edged hand basin with mixer tap, wall hung wc, heated towel rail. Cupboard housing AEG washing machine with wall mounted metal enclosed electric consumer unit.

### **IMPORTANT REMARKS**

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents, 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 2024. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that there is currently no monthly service charge. Any maintenance costs will be split between the apartments in the building on an as and when basis. This information should be checked by your legal adviser.

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

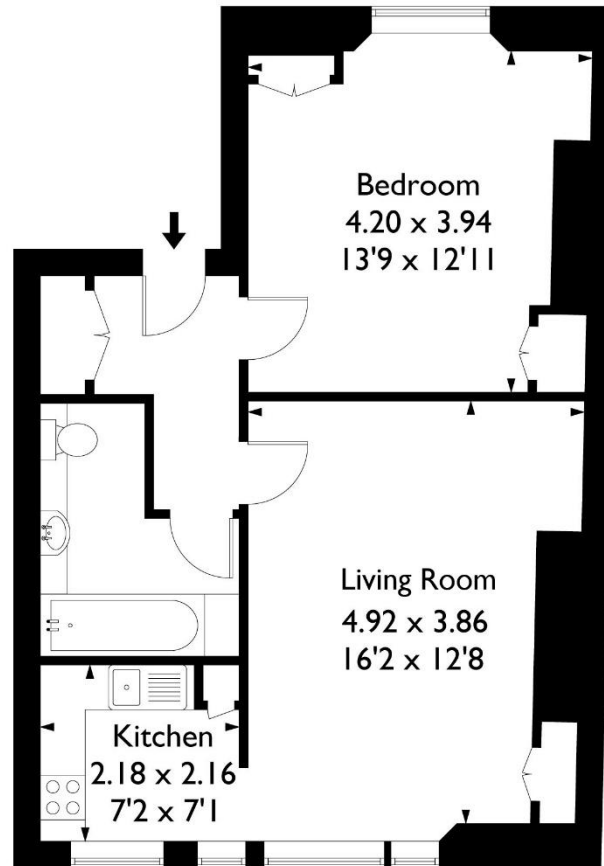
#### **PLEASE NOTE:**

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 47.8 sq m / 514.9 sq ft



Second Floor Flat

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.