



The Old Garage, 1 Alma Vale Road

Guide Price £650,000

RICHARD
HARDING



The Old Garage, 1 Alma Vale Road, Clifton, Bristol, BS8 2HN

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A stunning 2 bedroom terraced house set within a fine grade II listed Victorian building which was one of the first purpose built automobile garages in the country, perhaps designed by architects Drake & Pizey.

Key Features

- This wonderful property is located between Whiteladies Road and Pembroke Road and is a short walk from Clifton Village and Clifton Down train station.
- This contemporary 2 bedroom, 2 en-suite home is the epitome of industrial chic.
- Original architectural features include wooden beams and exposed steel work.
- The soft charcoal and white interior has underfloor heating on the ground floor, electronically controlled mood lighting and is fully wired for a home entertainment system.
- The 34ft open plan living space has a beautifully refurbished roof lantern that soars over the double height living area.
- The current owners have lived in the property for 10 years (since the conversion was completed in 2015). During this time they have added built-in storage cupboards on the galleried landing, as well as in the utility room.
- Converted former garage.
- Allocated off-street parking space and is within the Clifton East Residents' Parking Zone.
- Double height atrium.
- Underfloor heating on ground floor.
- Utility room with storage
- Downstairs wc.





GROUND FLOOR

OPEN PLAN KITCHEN/LIVING ROOM: (34'0" x 22'4") (10.40m x 6.70m) and the former garage door now has floor to ceiling windows and French doors. The kitchen area has Silas stone worktops and mirrored splashbacks. A glass and oak staircase rises to the first floor galleried landing.

UTILITY ROOM: practical utility room complete with integrated wine fridge and ample built-in storage. Sliding door opens to:-

CLOAKROOM/WC: wc, wash hand basin, built-in cupboard.

FIRST FLOOR

GALLERIED LANDING: providing access to bedrooms 1 and 2.

BEDROOM 1: (rear) (14'10" x 8'4") (4.52m x 2.54m) with frosted glass window to rear elevation, spotlights, period style radiator and built-in wardrobes. Door to:-

En-Suite Shower Room/WC: large en-suite with walk-in shower, wash hand basin, wc, heated towel rail and built-in cupboard.

BEDROOM 2: (front) (11'6" x 10'0") (3.51m x 3.05m) with partially frosted glass arched windows, spotlights, period style radiator and built-in wardrobes. Door to:-

En-Suite Shower Room/WC: generously proportioned en-suite with large walk-in shower, wash hand basin, wc, heated towel rail and extractor fan.



OUTSIDE

COMMUNAL TERRACE: There is also a communal terrace to the rear of the building which is accessible via the communal hallway.

PARKING: This property comes with an allocated parking space a short distance from the front door and is also set within the Clifton East Residents' Parking Zone.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 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.



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 with the remainder of a 999 year lease and is subject to an annual Ground Rent of £400. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the property has an annual service charge of £1,200. This information should be checked with 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.

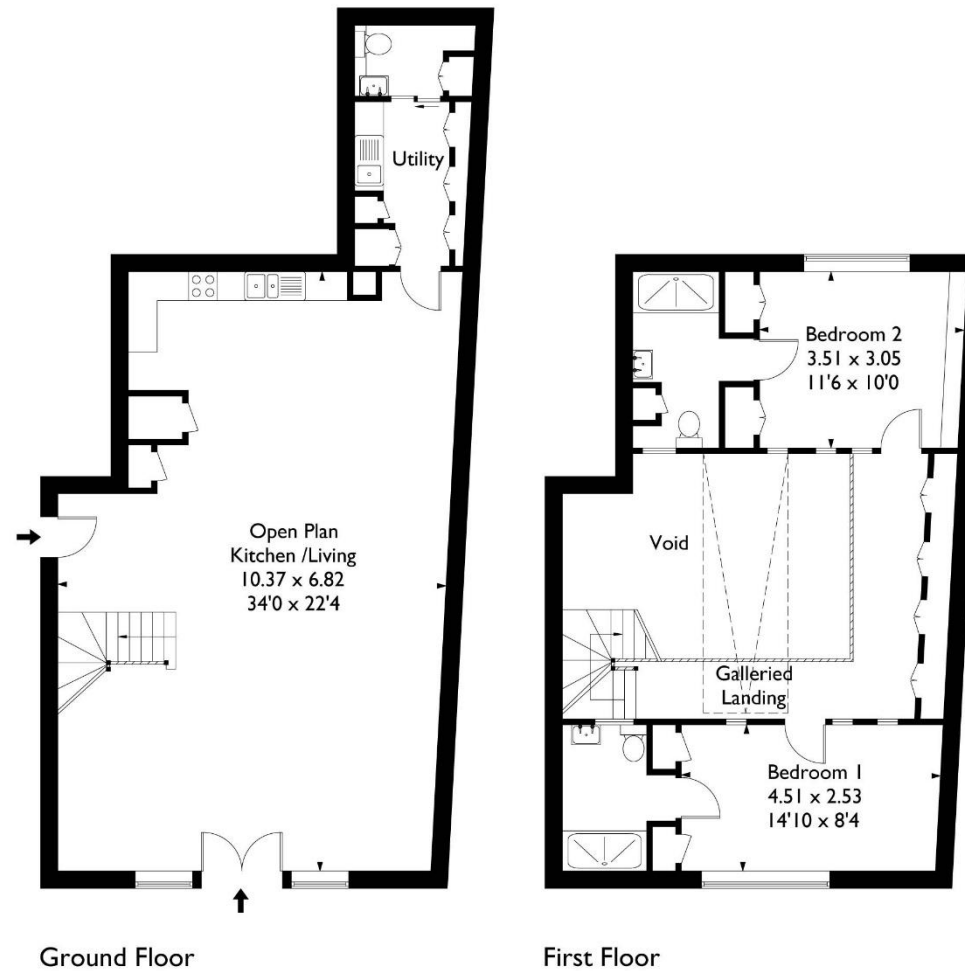
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to 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 118.6 sq m / 1276.5 sq ft
(Excludes Void)



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.