



Top Floor Flat, 3 Pembroke Road  
Guide Price Range £450,000 - £475,000

RICHARD  
HARDING



# Top Floor Flat, 3 Pembroke Road

Clifton, Bristol, BS8 3AU

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A beautiful owner occupied, Grade II listed, three double bedroom top floor apartment with a triple aspect, high ceilings, two bathrooms, separate kitchen and off-street parking space.

## Key Features

- Built circa 1843, an Ashlar stone fronted Grade II listed building now converted to apartments.
- Superbly located, equidistant from Clifton Village and Whiteladies Road.
- Situated in the Clifton Conservation Area, Clifton Village Residents' Parking Zone and with the benefit of an off-street parking space.
- Attractive communal areas and the flat is joined at the floor below by its own private staircase.
- Excellent ceiling height throughout the apartment (approx. 2.9m) along with triple aspect and no noise transference from above.
- Offered with no onward chain making a prompt move possible.

## ACCOMMODATION

**APPROACH:** via wood communal entrance door into wide communal entrance with high ceilings and ornate original features, original turning stone staircase rising to the first floor landing with wood framed sash window providing natural light. Door on the right-hand side (white) opens to private staircase to the top floor flat.

**ENTRANCE HALLWAY:** from the first floor, a private staircase with coat hanging space, turns to a half landing, with further two short staircases (each with 3 steps) branching to bedroom 3 and the main landing. Wood framed sash window to side elevation, radiator, intercom entry phone and doors to all further rooms.

**KITCHEN:** (15'0" x 8'8") (4.58m x 2.65m) wood framed sash window into large dormer with fully fitted kitchen comprising eye and base level units, square edged stone worksurfaces with matching upstands, integrated drainer and stainless steel sink and mixer tap. Integrated electric double oven with 4 ring induction hob over and extractor fan above, washing machine, tumble dryer, slimline dishwasher, tall fridge/freezer and microwave. Space for dining furniture. Wooden flooring, radiator with heated towel rail.

**LIVING ROOM:** (18'10" x 12'11") (5.74m x 3.93m) dual aspect room with wood framed sash window to front elevation and double glazed wood framed skylight to side elevation. Two radiators and a decorative fireplace with stone hearth.

**BEDROOM 1:** (15'9" x 12'2") (4.81m x 3.71m) wood framed sash window to front elevation into dormer with radiator below. Built-in double wardrobes, shelving and dressing table. Internal door accessing:-

**En-Suite Shower Room/WC:** tiled corner shower cubicle with mains-fed Mira shower with hose attachment. Close-coupled wc, pedestal hand basin, extractor fan, tiled flooring and heated towel rail.







**BEDROOM 2: (15'1" x 12'2") (4.59m x 3.71m)** wood framed sash window to rear elevation into dormer bay with radiator below. Built-in wardrobes both sides with dressing table with shelving.

**BEDROOM 3: (9'9" x 8'6") (2.98m x 2.60m)** positioned across the split landing, a small double bedroom with wood framed sash window to side elevation with head height storage cupboards, alcove with bookshelving, radiator.

**BATHROOM/WC:** steel bath with metro tile enclosure with Mira mixer shower, bidet, close-coupled wc, pedestal hand basin, towel rail, wood effect flooring and extractor fan.

## OUTSIDE

**PARKING:** the property benefits from an allocated parking space to the right hand side of the front driveway.

## 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 1 January 1989. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £50. This information should be checked by your legal adviser.

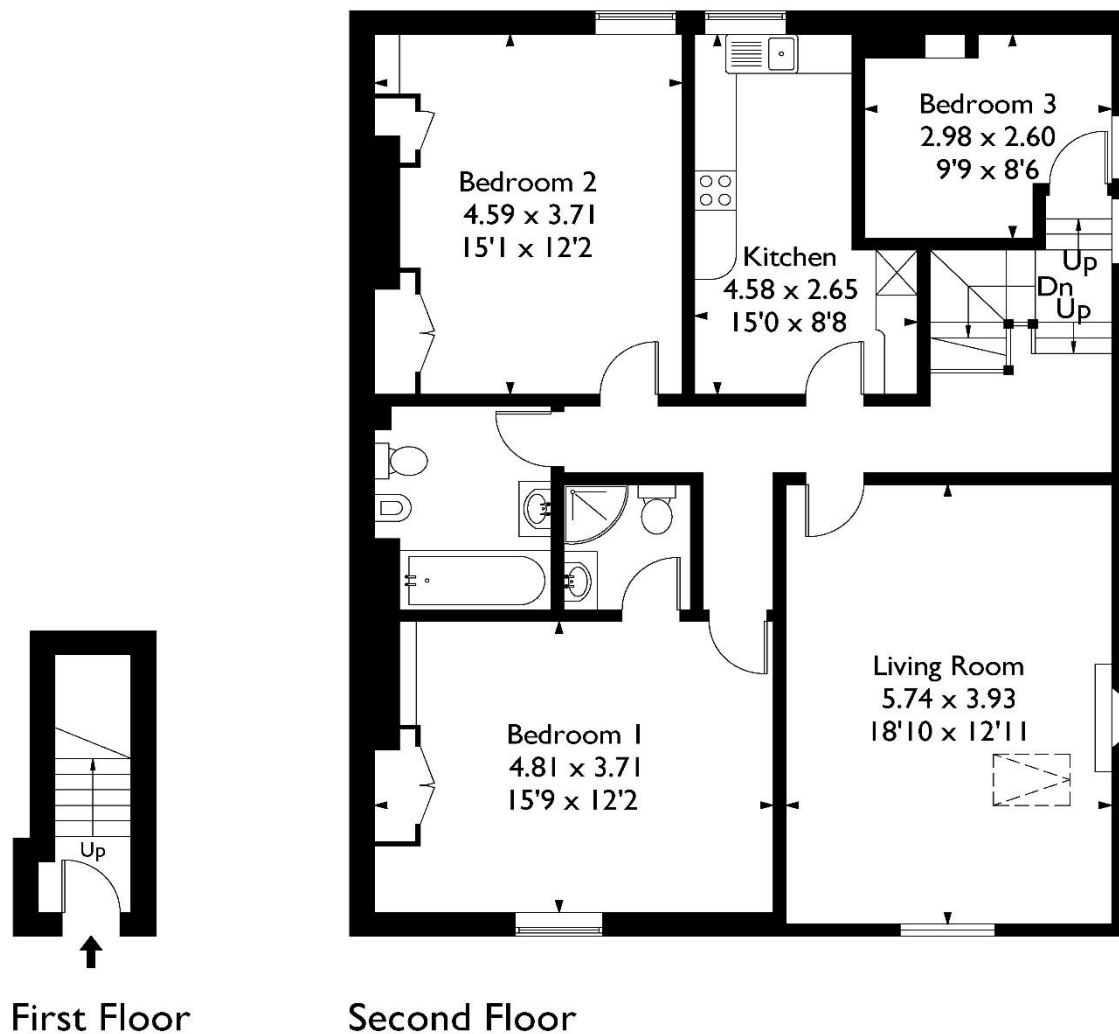
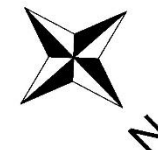
**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: D

### **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 = 103.31 sq m / 1112.02 sq ft



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.