



Hall Floor Flat, 60 St Pauls Road

Offers in Excess of £285,000

RICHARD
HARDING

Hall Floor Flat, 60, St Pauls Road

Clifton, Bristol, BS8 1LP

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An elegant 1 double bedroom hall 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. Offered with no onward chain.

Key Features

- High ceilings with original ornate cornicing, period fireplaces and sash windows with original shutters.
- Set in a favourable and convenient location a short distance to Whiteladies Road, Clifton Triangle/Park Street and Clifton Village. The popular Lido spa and restaurant is a few minutes' walk.
- Located within the Clifton East Residents' Parking Zone.
- Offered to the market with no onward chain making a prompt and convenient move possible.

ACCOMMODATION

APPROACH: level access from pavement. A light communal entrance provides access to a private front door which in turn opens to:-

SITTING/DINING ROOM: (20'9" x 12'9") (6.33m x 3.77m) attractive views via large sash window to the rear elevation. High ceilings with ornate ceiling cornicing, ceiling light point, picture rail, tall moulded skirting boards, period fireplace, period style radiator. Door opening to inner hallway, with a further door accessing:-

KITCHEN: (8'8" x 8'5") (2.63m x 2.56m) fitted kitchen with a range of base level cupboards and drawers with wood effect worktop over, inset stainless steel sink and tiled splashbacks. Integrated oven and hob with further appliance space for fridge, dishwasher and washing machine. Ceiling light point, window to rear elevation. Logik gas combination boiler.

INNER HALLWAY: built-in storage cupboard. Doors leading to:-

BEDROOM 1: (15'0" x 10'10") (4.56m x 3.29m) good sized double bedroom with high ceilings and ornate ceiling cornicing, picture rail and tall moulded skirtings. Large sash windows with original working shutters to the front elevation. Period style radiator.

BATHROOM/WC: white suite comprising low level wc, pedestal wash basin, panelled bath with electric shower over, glass shower screen and recessed alcove shelf. Heated towel rail, tiled walls, tiled flooring, inset ceiling downlights.





IMPORTANT REMARKS

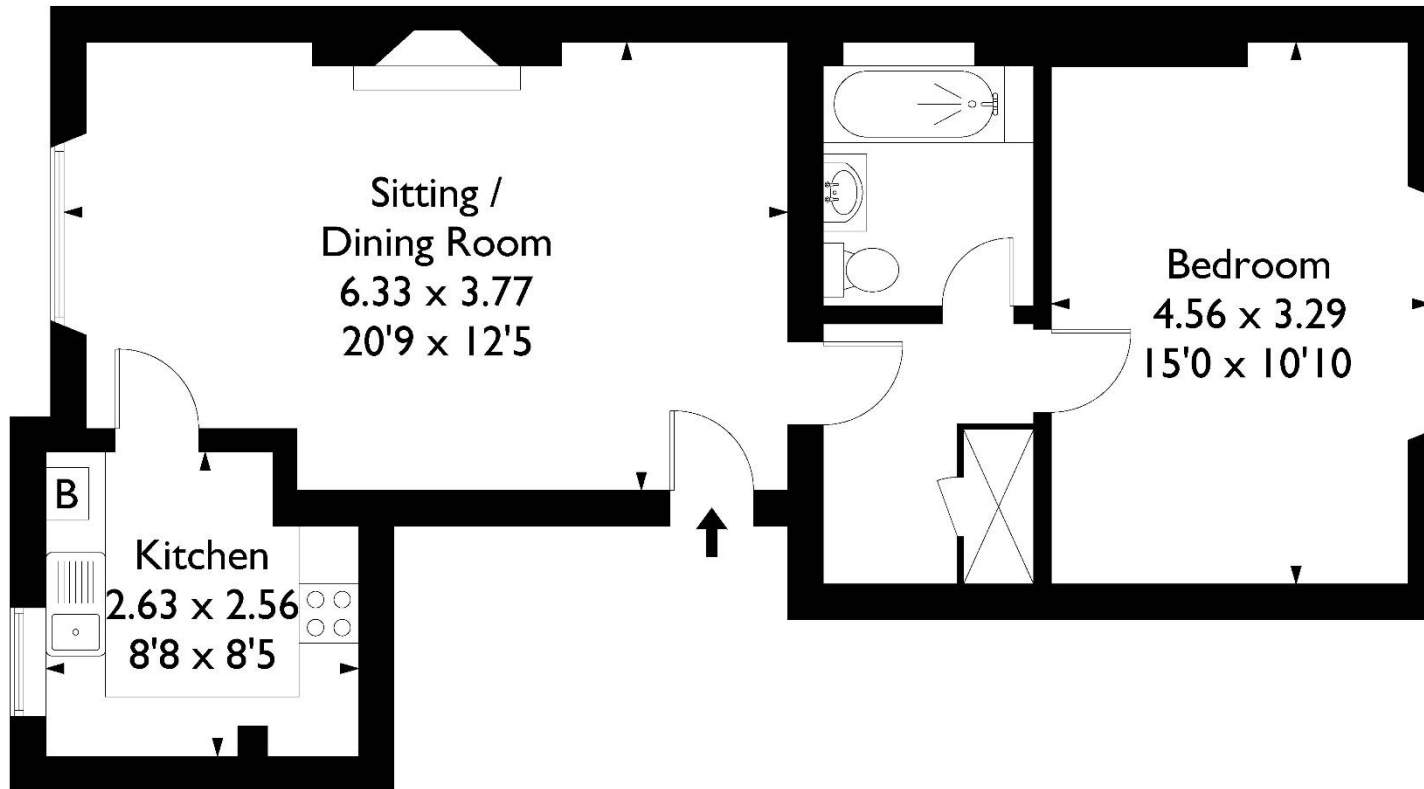
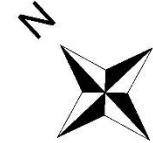
- VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.
- FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.
- TENURE:** it is understood that the property is leasehold for the remainder of a 999 year lease from 1 January 1982. 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: 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		
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.

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Approximate Gross Internal Area = 51.81 sq m / 557.67 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.