



Garden Flat, 15c Apsley Road, Clifton

Guide Price £775,000

RICHARD
HARDING



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Clifton, Bristol, BS8 2SH

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A stylish and beautifully presented 2 double bedroom, 2 bath/shower room garden apartment of circa 1,385 sq. ft. with private entrance, off-street parking, single garage, summer house and well-stocked rear garden.

Key Features

- Situated in a desirable Clifton location a few hundred yards from Durdham Downs with circa 400 acres of recreational space, also within a short stroll of Whiteladies Road and Clifton Village.
- There is a modern well-appointed kitchen with quartz worktops and integrated appliances including gas hob, electric oven, tall fridge/freezer and dishwasher.
- The apartment has a wealth of period features including sash windows and exposed wooden floorboards, these seamlessly combine with contemporary additions of superlative quality.
- **Accommodation:** reception/dining hall, kitchen, sitting room, inner hall, 2 double bedrooms (1 with walk-in wardrobe and en-suite shower room), family bath/shower room.
- **Outside:** off-street parking space, single garage, gorgeous private rear garden with sitting out areas and summer house.
- Located in the Clifton East (CE) residents' parking zone.





ACCOMMODATION

APPROACH: at the rear of the building and accessed via a sunken patio there is a private entrance with lantern light. Solid wood panelled front door with brass door furniture and stained glass fanlight, opening to:-

RECEPTION/DINING HALL: (22'4" x 8'8") (6.81m x 2.63m) a most impressive and spacious introduction to this stylish garden apartment, having white painted exposed wooden floorboards, tall moulded skirtings, picture rail, simple moulded cornicing, 2 wall light points, 2 ceiling light points, Victorian style radiator. Period stained glass doors opening to:-

SITTING ROOM: (20'8" x 15'8" max into bay window) (6.30m x 4.78m) a gracious principal reception room having bay window overlooking the rear garden which comprises 3 multi-paned sash windows with working shutters. Central coal effect gas fire with marble surround and hearth plus an ornately carved stone mantelpiece. Recesses to either side of the chimney breast, white painted exposed wooden floorboards, tall moulded skirtings, picture rail, simple moulded cornicing, Victorian style radiator, ceiling light point.

KITCHEN: (22'4" x 6'0") (6.81m x 1.82m) a further period stained glass door leading from the dining hall opens to a dual aspect kitchen with etched glass, wooden double glazed windows to the side and rear elevations. Sleek gloss, handle-less and soft closing base level unit combining drawers and cabinets, wall to wall full height cabinetry to one side, slimline quartz worktops with matching upstands and splashback tiling, undermount stainless steel sink with indented draining board to side and mixer tap over, recessed shelving plus floating oak shelf, tiled flooring, vertical style radiator, moulded skirtings, inset ceiling downlights. Concealed wall mounted Vaillant gas fired combination boiler. Integral Bosch appliances including 4 ring gas hob, eye level electric oven and tall fridge/freezer. Integral dishwasher. Space and plumbing for washing machine.

INNER HALL: exposed wooden floorboards, moulded skirtings, simple moulded cornicing, ceiling light point. Painted oak doors opening to:-

FAMILY BATH/SHOWER ROOM/WC: (10'11" x 5'9") (3.33m x 1.75m) panelled bath with shower unit and overhead circular rainfall showerhead above, plus additional handheld attachment. Low level flush wc. Pedestal wash hand basin with hot and cold water taps. Ceramic tiled flooring, moulded skirtings, majority tiled walls with dado rail, heated towel rail/radiator, shaver point, moulded skirtings, inset ceiling downlights, raised height window to the side elevation.

BEDROOM 1: (20'1" x 15'8") (6.11m x 4.78m) having a pair of sash windows to the front elevation with working shutters, chimney breast with recesses to either side (both with built-in wardrobes bespoke made by Sharps), moulded skirtings, exposed wooden floorboards, picture rail, simple moulded cornicing, ceiling light point, Victorian style radiator. Painted oak doors opening to:-

Walk in Wardrobe: (6'0" x 2'10") (1.83m x 0.86m) white painted wooden floorboards, moulded skirtings, hanging rail, raised height shelving.

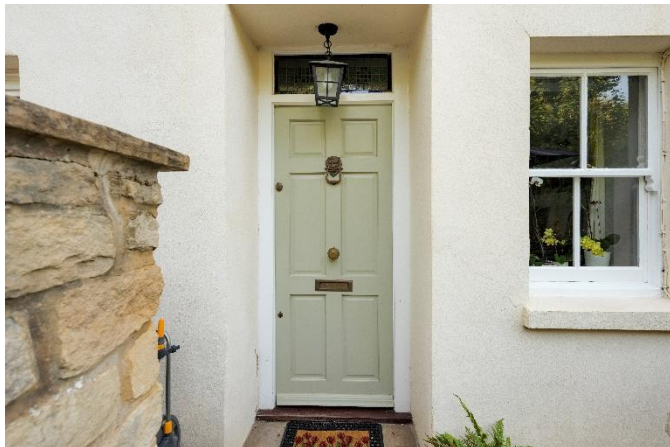
En-Suite Shower Room/WC: (11'9" x 4'2") (3.58m x 1.27m) walk-in style shower with shower screen and door, low level shower tray, wall mounted electric shower unit and handheld shower attachment. Low level dual flush wc with concealed cistern. Wall mounted wash hand basin with mixer tap. Tiled flooring and majority tiled walls with mosaic strip, built-in cabinets, recessed wall mounted mirror with spotlights, inset ceiling downlights, heated towel rail/radiator, extractor fan.

BEDROOM 2: (18'5" x 14'11" max into bay window) (5.62m x 4.55m) wide bay window to the front elevation comprising 3 double glazed sash windows with working shutters. Central coal effect gas fire with cast iron surround, marble hearth and stone mantelpiece. Moulded skirtings, 2 Victorian style radiators, picture rail, ceiling light point and custom built-in wardrobe.

OUTSIDE

OFF STREET PARKING: brick pavioured parking space.

GARAGE IN BLOCK: (15'10" x 8'6" with 9'10"/3.00m max ceiling height) (4.83m x 2.60m) the second from the right of a block of 4 garages (each apartment has one). Metal up and over door, light and power connected.



REAR GARDEN: (60ft x 35ft) (18.29m x 10.67m) an exquisite, well stocked and beautifully maintained rear garden offering a wide selection of flowering plants, mature shrubs and climbing plants namely (but not exclusively) a climbing 'Compassion' rose and clematis, two mature Acers, three small fruit trees; a Victoria plum, a cherry and a conference pear with wildflower planting. Immediately to the rear of the apartment there is a sunken patio which offers ample space for garden furniture, potted plants and barbequing etc. The remainder of the garden is then level and principally laid to a shaped lawn combining slate and flint chipped borders. Enclosed on all sides by a combination of stone and timber fencing. Discreetly located garden shed.

Summer House: having light and power connected and enjoying a south-westerly orientation with windows on 3 sides and double doors.

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 1985. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £125. This information should be checked by your legal adviser.

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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	78 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.



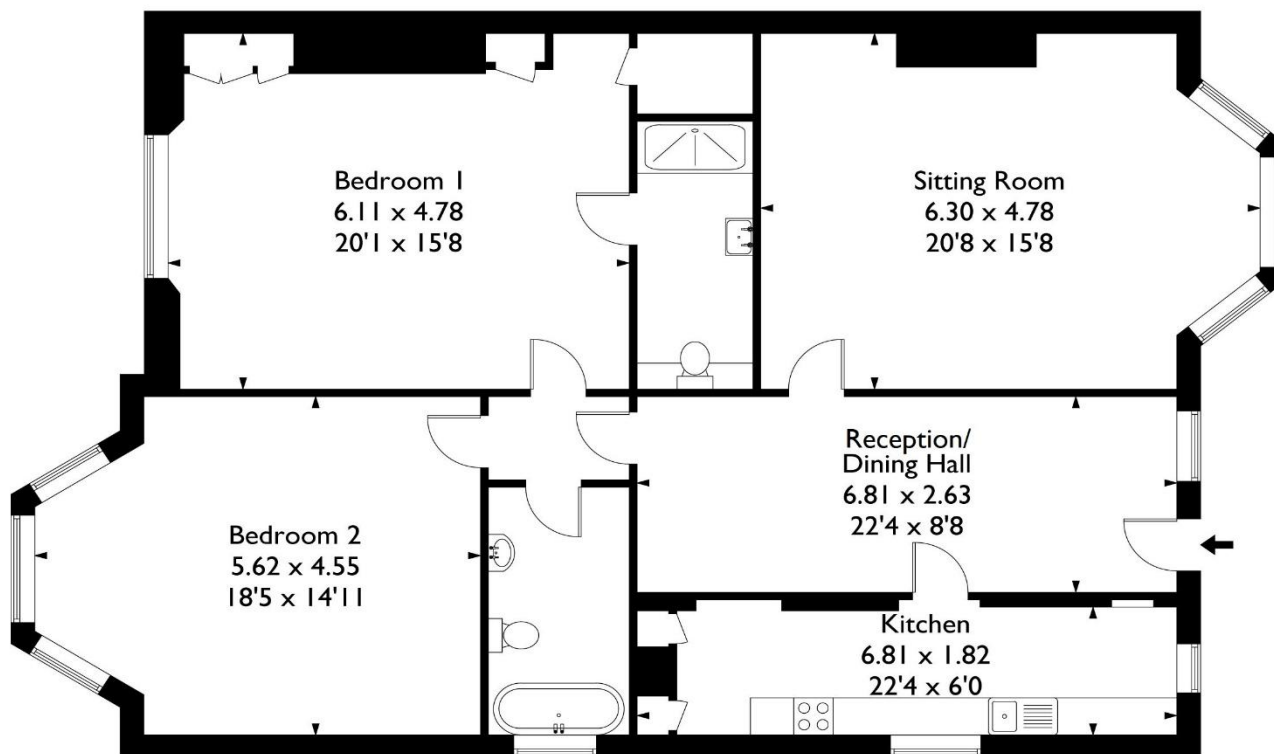


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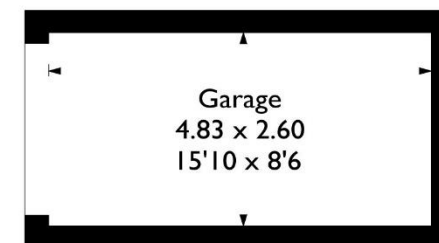
Approximate Gross Internal Area 128.80 sq m / 1386.10 sq ft

Garage Area 12.60 sq m / 135.20 sq ft

Total Area 141.40 sq m / 1521.30 sq ft



Ground Floor



Garage

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.