



Lower Ground Floor Flat, 34 West Mall

Guide Price £475,000

RICHARD
HARDING

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Clifton, Bristol, BS8 4BG

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A stylish and spacious grade II* listed courtyard apartment of circa 1,135 sq.ft. with stunning southerly facing sitting room, large kitchen, private courtyard rear garden set in a highly favoured road a short distance from Clifton Village.

Key Features

- Equidistant between The Mall and Clifton Suspension Bridge in an exclusive and much sought after setting, convenient for local shops, bars and restaurants.
- **Accommodation:** entrance vestibule, hallway, sitting room, dining hall, kitchen, bedroom 1, bedroom 2 and family bathroom/wc.
- Communal front courtyard, private walled rear courtyard garden and use of The Mall gardens located in front of the property.
- Located in the Clifton Village residents parking scheme.
- Offered with no onward chain.

ACCOMMODATION

APPROACH: steps lead down from the pavement a communal courtyard area with access to communal storage vaults, and access to private entrance door.

ENTRANCE VESTIBULE: a welcoming vestibule with ceiling, wall light, wood effect flooring, moulded skirting boards with glazed door and glazed side panel leading into:

ENTRANCE HALLWAY: with arched ceiling, wall lights, radiator, wood effect flooring, opening leading to dining hall, family bathroom/wc and sitting room.

SITTING ROOM: (17'11" x 14'5") (5.47m x 4.40m) a spacious, light filled room with 2 period sash windows overlooking the front elevation with deep window sills beneath, bespoke fitted shutters, period cast iron feature fireplace with marble hearth, 2 arched recesses to either side of fireplace with useful shelving and fitted storage beneath, ceiling light points, radiator, wood effect flooring, moulded skirting boards, tv point.

DINING HALLWAY: (13'4" x 10'3") (4.07m x 3.11m) with raised high level window allowing natural light, ample space for large dining furniture, ceiling light point, moulded skirting boards, wood effect flooring, radiator, doors leading to kitchen and bedroom 1.

KITCHEN: (15'11" x 9'7") (4.86m x 2.91m) shaker style kitchen with a matching range of wall, base and drawer units with oak worktop above, inset 1½ bowl stainless steel sink with drainer unit and mixer tap over, integrated oven with 4 ring gas hob and extractor over, plumbing for washing machine, space for tumble dryer, plumbing for slimline dishwasher, space for fridge/freezer, tiled surrounds,, newly installed Worcester combi-boiler concealed in wall unit, window overlooking rear courtyard with glazed back door, ceiling light point, slate flooring, door leading to:

BEDROOM 1: (12'9" x 11'4") (3.88m x 3.45m) a large double bedroom with sash window overlooking rear elevation with working shutters, interesting arched recesses to either side of chimney breast, bespoke fitted wardrobes with hanging rails and storage cupboards above, large walk in storage cupboard with ceiling light point and fitted shelving, radiator, wood effect flooring, tall moulded skirting boards.





BEDROOM 2: (12'1" x 10'11") (3.69m x 3.32m) double bedroom with large sash window overlooking rear and side elevations, ceiling light point, radiator, tall moulded skirting boards, wood effect flooring.

BATHROOM/WC: a white suite comprising low level wc, panelled bath with waterfall shower over with separate detachable hand shower, wash hand basin set in vanity unit with useful storage beneath, cast iron radiator with towel rail above, tiled surrounds, inset ceiling downlighters, extractor fan, tiled flooring.

OUTSIDE

REAR COURTYARD: a private rear courtyard which is mainly laid to patio enclosed by wall boundaries, useful space for alfresco dining. Small wooden storage shed.

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 which commenced on 1 January 1979. We understand there is a ground rent payable of £20 per annum or a share of the freehold. This information should be checked by your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £1,321.50. This information should be checked by your legal adviser.

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

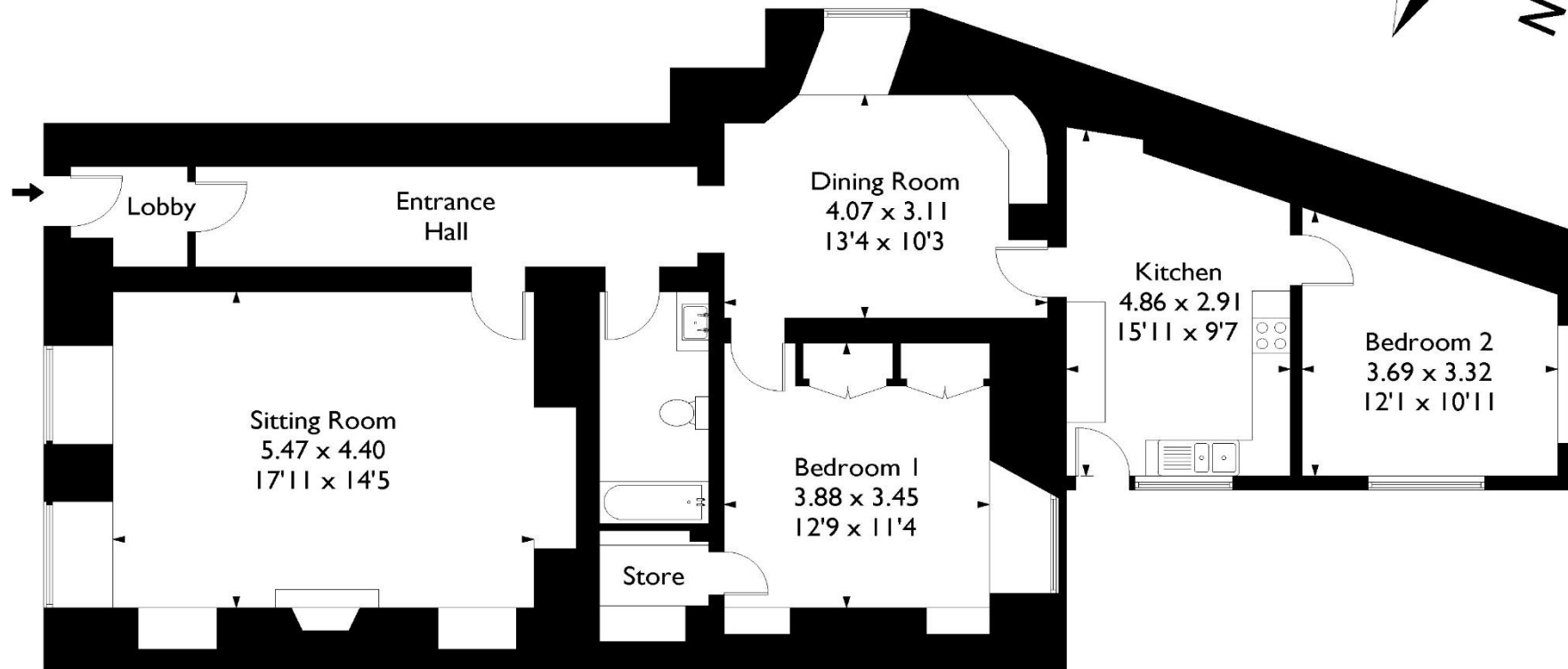
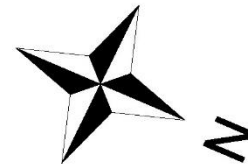
PLEASE NOTE:

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.

West Mall, Clifton, Bristol BS8 4BG

Approximate Gross Internal Area = 103.0 sq m / 1108.68 sq ft

Total Area = 103.0 sq m / 1108.68 sq ft



Lower 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.