



First Floor Flat, Flat 5, The Cloisters, 22 College Road

Guide Price £575,000

RICHARD
HARDING

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Clifton, Bristol, BS8 3HZ

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A beautifully presented and high specification finish, 2 double bedroom first floor apartment, with off street parking space to rear and large private sun terrace accessible from the kitchen/dining room, which provides an ideal setting for dining and entertaining in the afternoon and evening sunshine.

Key Features

- Fantastic Clifton location, an elegant and light 2 double bedroom first floor apartment that boasts an easily accessible elevated sun terrace, large sitting room and high specification kitchen/dining room.
- Wonderful kitchen/dining room with door to private terrace.
- Open views to front and rear.
- Set within the Clifton Village (CV) residents parking zone.
- Equidistant to Clifton Village and the Durdham Downs.
- Share of Freehold.
- Allocated off street parking space to the rear.
- The Cloisters is also set within well-maintained communal lawned gardens.

ACCOMMODATION

APPROACH: the communal front garden leads to a well-maintained communal staircase with intercom entry system. Flat 5 is located on the first floor landing. The front door leads to:-

ENTRANCE HALLWAY: a spacious and elegant central hallway with two large built-in storage cupboards. Doors to sitting room, kitchen/dining room, bedroom 1, bedroom 2 and bathroom/wc.

SITTING ROOM: (21'0" x 17'1" into chimney recess) (6.40m x 5.20m) a grand living area with wooden sash windows providing open views over Clifton College playing fields. Cast iron fireplace with marble surround.

KITCHEN/DINING ROOM: (16'3" x 15'3" max) (4.96m x 4.64m) high specification finish throughout with integrated appliances and a large kitchen island/breakfast bar. Space for large dining table for more formal occasions.

ELEVATED SUN TERRACE: (23'2" x 17'9") (7.05m x 5.41m) easily accessible via a wooden door from the kitchen/dining room. This low maintenance area is ideal for dining and entertaining.

BEDROOM 1: (front) (13'0" x 8'5") (3.97m x 2.56m) wooden sash window providing attractive views towards Clifton College. Attractive period style built-in wardrobes with overhead storage.

BEDROOM 2: (front) (13'1" x 7'7" max) (3.98m x 2.30m) wooden sash window and space for a freestanding wardrobe.

BATHROOM/WC: modern partially tiled bathroom with white suite, tiled floor with underfloor heating, spotlights.





OUTSIDE

COMMUNAL GARDEN: a very well maintained communal gardens to the front of the property.

PARKING: to the rear of the building is an allocated off street parking space.

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 1975, with an annual ground rent of £15 p.a. We understand that the property also owns a share of the Freehold for the building. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £140 pcm. This information should be checked by your legal adviser.

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

PLEASE NOTE:

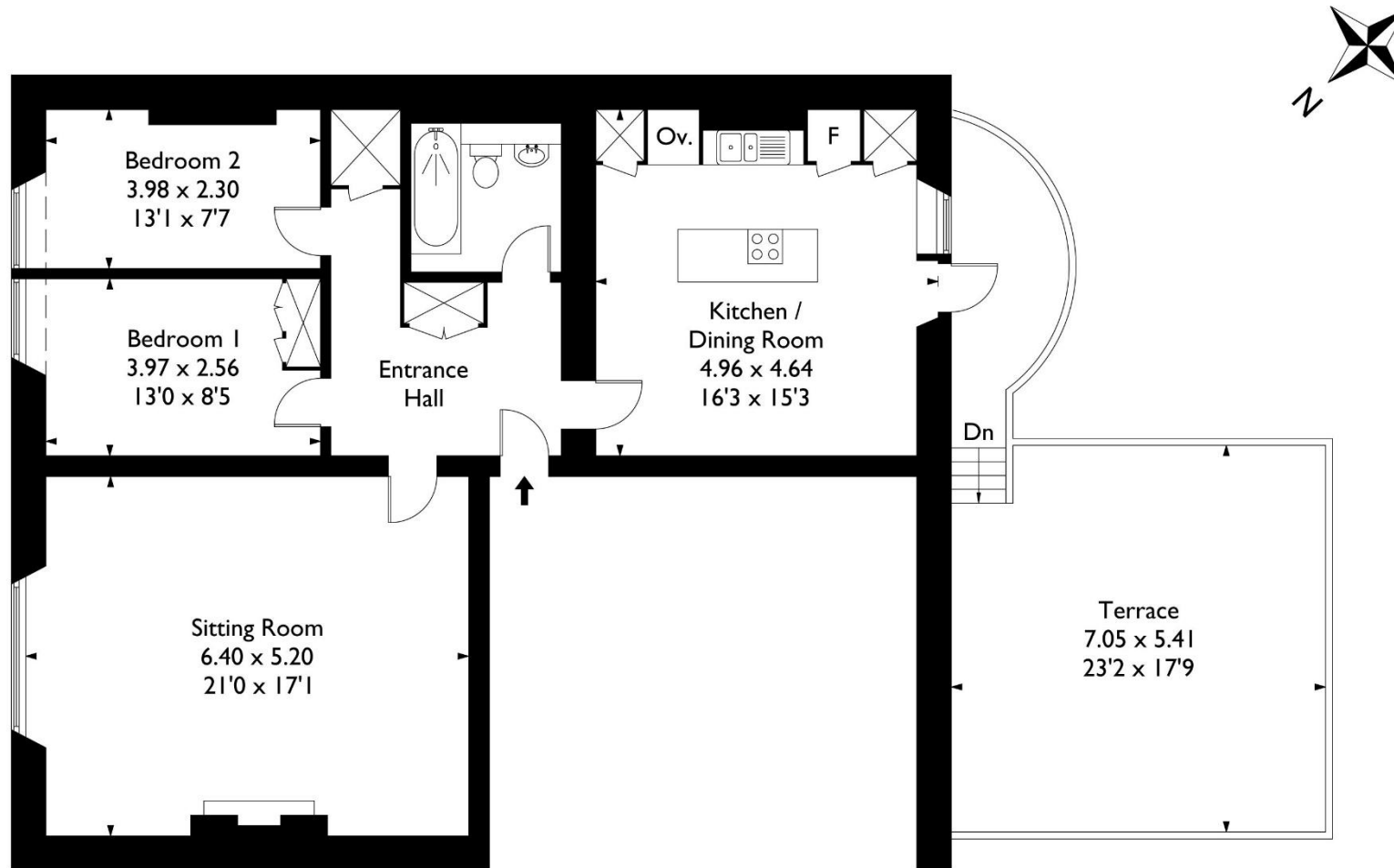
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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		92 B
69-80	C		
55-68	D	67 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 = 98.20 sq m / 1057.01 sq ft



First 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.