



Ground Floor Flat, 11b Whatley Road
Guide Price £400,000

RICHARD
HARDING

Ground Floor Flat, 11b Whatley Road

Clifton, Bristol, BS8 2PS

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A characterful 2 double bedroom ground floor apartment with period features throughout, set within a fine Victorian period building.

Key Features

- Highly favourable location in a sought after neighbourhood within 100 yards of Whiteladies Road and less than 1 mile away from Clifton Village, yet within striking distance of main hospitals, Bristol University, BBC and the Durdham Downs which offers 400 acres of open space.
- Spacious living area with southerly aspect.
- Separate kitchen with southerly aspect.
- Modern shower room (2024).
- Situated within the CE residents parking zone and Clifton conservation area.
- Providing a level approach to the amenities of Whiteladies Road and Whiteladies Health Centre.

ACCOMMODATION

APPROACH: set within a fine period building, this well-presented ground floor flat provides a level approach from Whatley Road, with entrance door opening to:-

ENTRANCE HALLWAY: with understairs storage and further storage. Doors to all rooms.

SITTING ROOM: (19'2" x 14'3") (5.84m x 4.35m) an impressive spacious living room with Victorian bay window providing southerly views, period style fireplace, ornate ceiling coving and centre rose. Step up to:-

KITCHEN: (8'4" x 8'3") (2.53m x 2.51m) with base and eye level units, white splashbacks and tiles, integrated Lamona oven, space for washing machine and tumble dryer (both negotiable), two large sash windows providing attractive southerly views, and a wall mounted Worcester gas combination boiler.

BEDROOM 1: (front) (14'8" x 10'6") (4.47m x 3.19m) with two thirds of the Victorian bay window, with frosted privacy glass, space for wardrobe and chest of drawers.

BEDROOM 2: (front) (17'11" x 6'11") (5.45m x 2.10m) a comfortable double bedroom with a third of the Victorian bay window and space for study area.

SHOWER ROOM/WC: the period style partially tiled bathroom has a walk-in shower, white suite with wash hand basin and storage, vanity mirror and heated towel rail.





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.

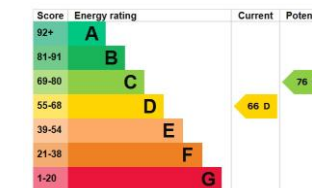
TENURE: it is understood that the property is Leasehold for the remainder of a 999 year lease from 1 January 2008. We understand that the land in the title is also subject to a perpetual yearly rentcharge of £9 p.a. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that there is no monthly service charge. Maintenance costs are split between the flats in the building as and when they are required. This information should be checked by your legal adviser.

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

PLEASE NOTE:

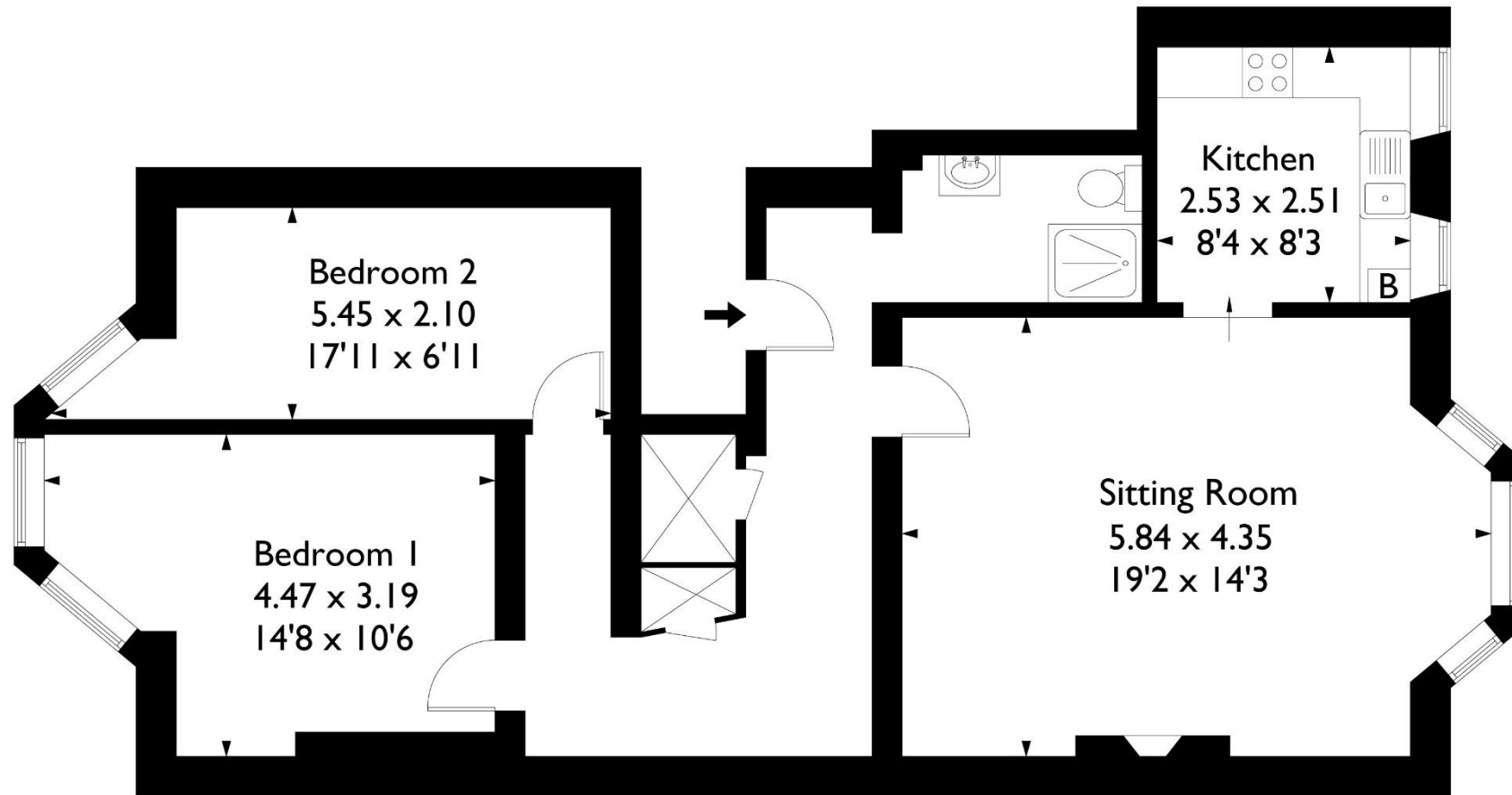
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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 to ensure you are fully aware of the exact



If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

Whatley Road, Clifton, Bristol, BS8 2PS

Approximate Gross Internal Area = 73.13 sq m / 787.16 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.