



First Floor Flat, 69 Alma Road

Guide Price £325,000

RICHARD
HARDING

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Clifton, Bristol, BS8 2DW

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A well-presented 2 bedroom first floor apartment occupying a handsome Victorian building with separate kitchen and well-proportioned principal reception room (15ft x 13ft), set back from the road with a pleasant outlook over the local street scene and allowing convenient access to the amenities on the nearby Whiteladies Road.

Key Features

- Well located on the doorstep of Alma Vale Road with an interesting range of independent retailers, a few cafes and the popular 'Alma Tavern'. Within a few hundred yards of Whiteladies Road/Clifton Down shopping centre with a wide range of amenities and useful transport links - train line to Temple Meads and bus routes to the city centre and Cribbs Causeway.
- Double glazed windows throughout.
- Recently redecorated including new carpets.
- A Victorian converted building with an abundance of external and internal features including fireplace and picture rails and offering scope for further decorative improvement.
- **Accommodation:** entrance hallway, sitting room, kitchen, bedroom 1, bedroom 2 and bathroom/wc.
- A pleasant layout with the kitchen being situated immediately off the sitting room, both with sash windows and pleasant views over the street scene.
- A first come first served parking arrangement to the rear of the property (3 spaces are shared between the 4 flats) as well as the Clifton East parking scheme is in operation in this area.

ACCOMMODATION

APPROACH: from the pavement long pathway leads up to the front elevation of the building where steps rise to the communal entrance door, into communal hallway where steps rise to the first floor where the subject property can be found off of the staircase rising around to the right hand side. Entered via double opening wood panel door into:-

ENTRANCE HALLWAY: (9'4" x 5'11") (2.84m x 1.80m) ceiling light point, linked fire alarm system, picture rail, moulded skirting boards, radiator, doors leading off to sitting room (through to kitchen), bedroom 1, bedroom 2 and bathroom/wc.

SITTING ROOM: (15'3" x 13'3") (4.64m x 4.05m) 2 multi paned double glazed sash windows overlooking the front elevation with a pleasant vista over Alma Road, ceiling light point, picture rail, radiator, moulded skirting boards, period fireplace with gas fire inset with tiled hearth and wooden fire surround with matching over mantle, door leading into:

KITCHEN: (10'6" x 6'5") (3.20m x 1.96m) a fitted kitchen with an array of wall, base and drawer units with stainless steel sink with moulded drainer unit to side with tiled splashback, roll edged working surfaces, AEG electric oven with 4 ring ceramic hob and extractor hood over, space and plumbing for washing machine, integrated fridge/freezer, lino flooring, moulded skirting boards, ceiling light point, hatch opening into small roof void, sash window to front elevation with pleasant street scene views.





BEDROOM 1: (12'11" x 9'1") (3.94m x 2.76m) double glazed sash window overlooking the rear elevation, ceiling light point, picture rail, radiator, moulded skirting boards.

BEDROOM 2: (12'9" x 6'0") (3.89m x 1.82m) double glazed sash window overlooking the rear elevation, ceiling light point, picture rail, moulded skirting boards, radiator. **BATHROOM/WC:** comprising wood panelled bath with mixer taps over, tiled surround, glazed shower screen, wall mounted shower and controls, pedestal wash hand basin, low level button flush wc, lino flooring, skirting boards, ceiling light point and extractor fan.

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 August 1987.No Ground Rent as the property is share of freehold. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that at the time of writing these particulars that there is no monthly service charge and contributions towards ongoing costs are arranged as and when they are required. This information should be checked by your legal adviser.

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

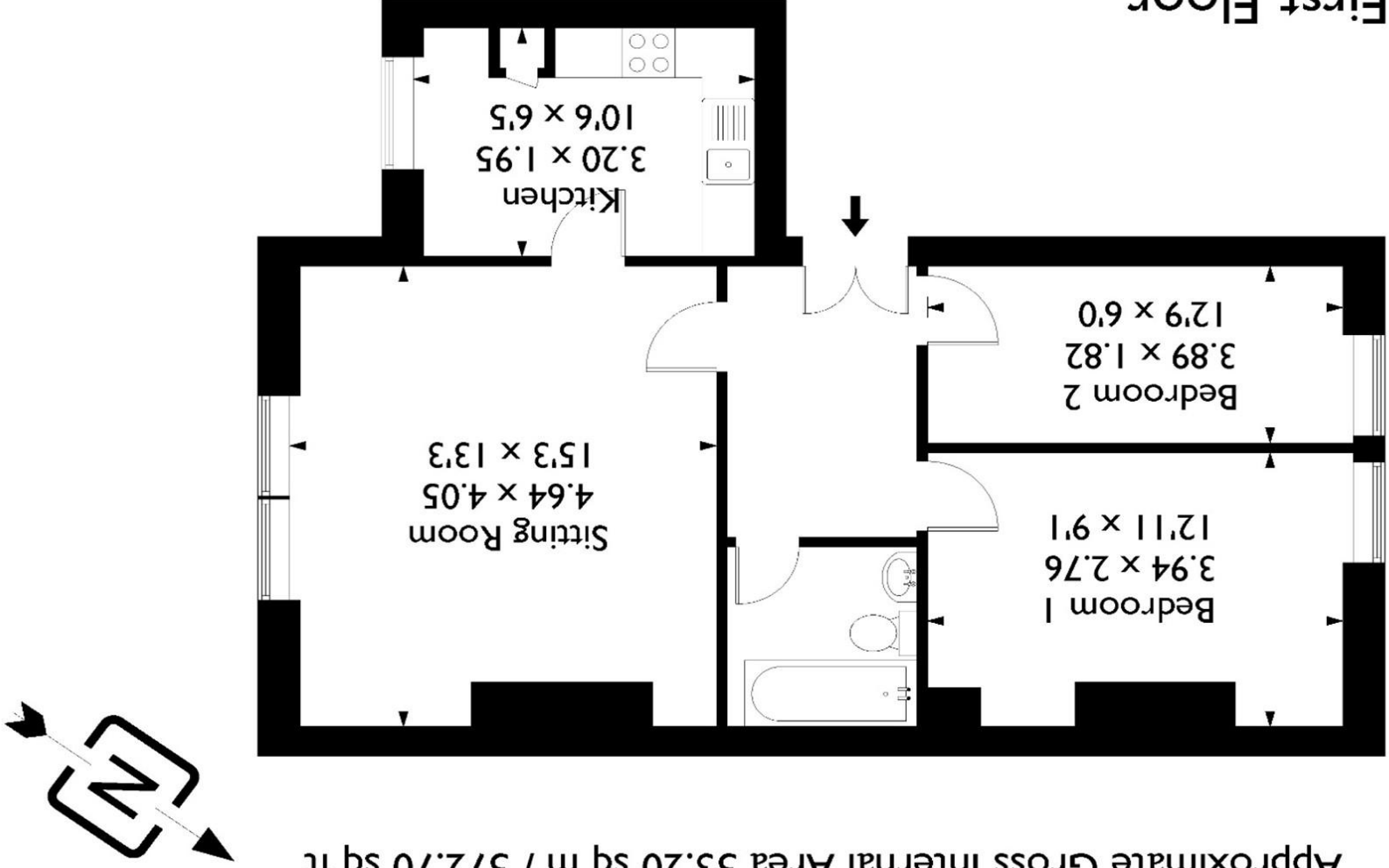
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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		74 C
55-68	D	62 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 53.20 sq m / 572.70 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.