



Top Floor Flat, Flat 5, 38 Caledonia Place

Guide Price £375,000

RICHARD
HARDING

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Clifton, Bristol, BS8 4DN

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Set within an iconic Grade II* listed terrace in central Clifton Village overlooking the tree-lined 'The Mall Gardens'; a light filled and well-presented 2 bedroom top floor apartment having semi open-plan kitchen/dining/living room.

Key Features

- Clifton enjoys an enviable reputation with an eclectic and diverse range of boutique shops, bars, restaurants and further essential services. The architecture is varied and striking, with 400 acres of recreational space found on the Downs just under a mile away.
- **Accommodation:** entrance hall, semi open-plan kitchen/dining/living room, 2 double bedrooms, bathroom and utility cupboard.
- The Mall Gardens offers public outside space
- The apartment is located within Clifton Village (CV) residents parking scheme.
- To be sold with no onward chain.

ACCOMMODATION

APPROACH: from the pavement of Caledonia Place proceed up the pathway where the large period communal entrance door can be found immediately in front of you.

COMMUNAL ENTRANCE HALLWAY: a spacious communal hallway with staircase rising to the second floor landing. The private entrance door to the property can be found here on the left hand side.

ENTRANCE VESTIBULE: via the private entrance door to the property, staircase rises and opens out to:-

ENTRANCE HALLWAY: ceiling light points, large storage cupboard with fitted wooden shelving, door entry intercom system, utility cupboard housing washing machine and tumble dryer. Doors radiating to both bedrooms and the bathroom. To the left hand side opens out to:-

SEMI OPEN-PLAN KITCHEN/DINING/SITTING ROOM: (24'10" x 22'0") (7.57m x 6.71m) loosely divided as follows:-

Living/Dining Room: (22'0" x 13'9") (6.70m x 4.18m) a pair of sash windows overlooking the tree-lined The Mall Gardens and with radiators below, two ceiling light points, telephone point and tall moulded skirting boards. Wide archway with shutter doors giving access to:-

Kitchen: (10'6" x 4'5") (3.21m x 1.34m) fitted with an array of base and eye level units combining drawers and cabinets, stainless steel sink and drainer unit with swan neck mixer tap over, plumbing for dishwasher and space for freestanding fridge/freezer. Integral appliances including electric oven, 4 ring electric hob, extractor hood with integral lighting and tiled splashback.

BEDROOM 1: (16'3" x 10'7") (4.96m x 3.23m) single sash window to rear elevation with stunning views over Clifton Village and beyond towards Dundry, central ceiling light point, large built-in wardrobes with hanging rails and storage above, radiator and tall moulded skirting boards.





BEDROOM 2: (10'9" x 8'4") (3.28m x 2.55m) single sash window overlooking the rear elevation with similar views to bedroom 1, central ceiling light point, radiator and tall moulded skirting boards.

BATHROOM/WC: wood panelled bath with mains fed shower over, low level wc with concealed cistern, pedestal wash hand basin with medicine cabinets above, shaving point, chrome towel radiator, tiled walls and extractor fan.

OUTSIDE

COMMUNAL GARDENS: to the front of the property there is the use of The Mall Gardens which is mainly laid to lawn with a variety of mature trees, shrubs and plants to the borders, and a variety of benches and seating areas.

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, along with the blinds, light fittings, washing machine, dishwasher and fridge. 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 1981. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £75. This information should be checked by your legal adviser.

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

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		
39-54	E		
21-38	F		
1-20	G		

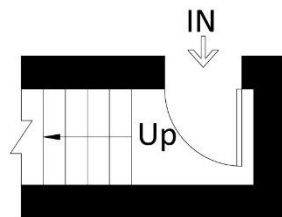
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

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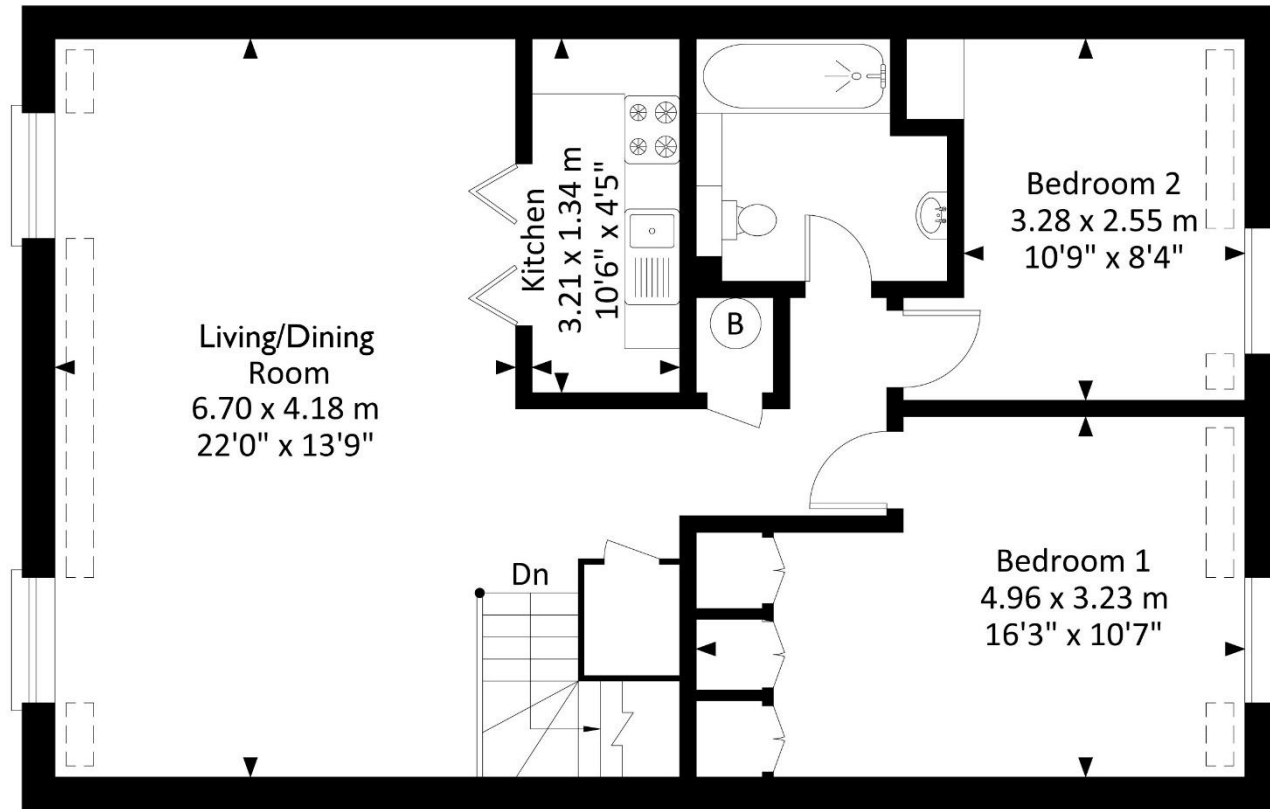
Approximate Gross Internal Area = 74.20 sq m / 798.68 sq ft



 = Reduced Head Height



Second Floor



Third Floor

Illustration for identification purposes only, measurements and approximate, not to scale.