



Flat 6, Alma House, 25 Alma Road, Clifton

Guide Price £525,000

RICHARD
HARDING

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Clifton, Bristol, BS8 2BZ

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A 3 double bedroom, 2 bath/shower room plus dressing and utility room apartment, occupying the entire upper floor of an attractive detached Victorian house with benefit of allocated gated off-road parking and no onward chain.

Key Features

- One of only 6 flats within a prestigious mid-Victorian detached house and occupying the entire upper floor.
- An internally managed property benefitting from a share of its freehold.
- Each flat benefits from allocated gated parking on the front driveway.
- Good head height with generous light levels from windows to the front and rear of the property.
- 3 double bedrooms, with 2 bath/shower rooms plus separate utility and dressing rooms.
- The exterior of the building has been completely refurbished in recent years.
- A secluded leafy location yet a short walk to Whiteladies Road and shops at the end of Alma Road.
- No onward chain making a prompt move possible.

Route to the Property: from our office at 124 Whiteladies Road travel southbound on Whiteladies Road past Clifton Down shopping centre and the first turning on the right hand side is Alma Road, continue along passing the turning to Halsbury Road and the property can be found on the right hand side.

ACCOMMODATION

APPROACH: the property is approached through pillared entrance over vehicular driveway with a shared central pathway straight ahead leading to the communal entrance, with grand double doors set between stone pillars, opening to:-

COMMUNAL ENTRANCE: a short vestibule area with stained leaded glass windows to both sides, intercom entry phone serving four flats and further door into the main communal hallways where ceilings rise with ornate ceiling mouldings. Turning staircase, with half landings and natural light from skylight and further window to the side elevation, rises to the top floor apartment. A private entrance on this level opens to:-

ENTRANCE HALLWAY: a larger generally square hallway with intercom entry phone, radiator, floor level metal enclosed consumer unit behind wooden slatted cupboard, high ceilings with ceiling mouldings. Opening archway through to inner hallway with further radiator and loft access hatch. Worcester wall mounted heating control.

Storage Cupboard: storage cupboard with clothes rail.

SITTING ROOM: (17'10" x 14'0") (5.44m x 4.26m) high ceilings and ceiling mouldings continue, large wood framed sash window to front elevation with pleasant street scene views, cast iron insert fireplace with stone hearth and surround, radiators on opposing walls.

KITCHEN/DINING ROOM: (17'10" x 13'2") (5.43m x 4.02m) rounded arch wood framed sash window to front elevation with pleasant street scene views, radiator to side, high ceilings continue with ceiling mouldings. Gracious dining area with space for additional kitchen appliances with a generally 'U' shaped kitchen with roll edged worksurfaces and serving shelf, stainless steel 1 1/3rd sink with swan neck mixer tap and drainer, eye and floor level kitchen units with space for undercounter dishwasher, space for gas top hob with electric oven below and extractor hood over, and an integrated tall fridge/freezer.

BEDROOM 1: (13'11" x 13'11") (4.25m x 4.25m) wood framed sash window to front elevation with pleasant street scene views, radiator to side, high ceilings continue with ceiling mouldings.

BEDROOM 2: (rear) (13'3" x 10'9") (4.05m x 3.28m) wood framed sash window to rear elevation with radiator to side, bedside integrated lighting. Internal door through to:-

Dressing Room: an interstitial room between the bedroom and second bathroom, with radiator, extensive built-in shelving and wardrobe space, fixed wall mirror.





Shower Room/WC: a fully tiled room with large fixed wall mirror above his and hers bowl sinks with mixer taps set onto wooden units with storage below, close coupled wc, walk-in shower cubicle with rainhead shower and Mira Combiforce 415 shower with alcove opposite for toiletries, ceiling mounted extractor fan and heated towel rail.

BATHROOM/WC: accessed from the main hallway with fully tiled walls and floor, a steel bath with Mira Excel mixer shower with hose attachment, close coupled wc, pedestal hand basin with mixer tap, fixed wall mirror, heated towel rail and a ceiling mounted Xpelair extractor fan.

BEDROOM 3: (rear) (13'1" x 8'10") (3.99m x 2.69m) wood framed sash window to rear elevation with pleasant views, with radiator to side, high ceilings and ceiling mouldings continue, loft access hatch, three large built-in wardrobes with some built-in shelving and coat rail.

UTILITY ROOM: (6'10" x 6'6") (2.09m x 1.97m) wood framed sash window to rear elevation with far reaching views, high ceilings continue, radiator, space for two white goods below a roll edged worksurface with wall mounted cupboards and shelving built around a wall mounted Worcester Greenstar 36cdi combi boiler.

OUTSIDE

OFF STREET PARKING: there is one allocated parking space for each of the 6 flats within the building. The space allocated for this property is the third space on the right hand side of the building (i.e. the space closest to Alma Road).

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 1989. 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 £130. This information should be checked by your legal adviser.

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

PLEASE NOTE:

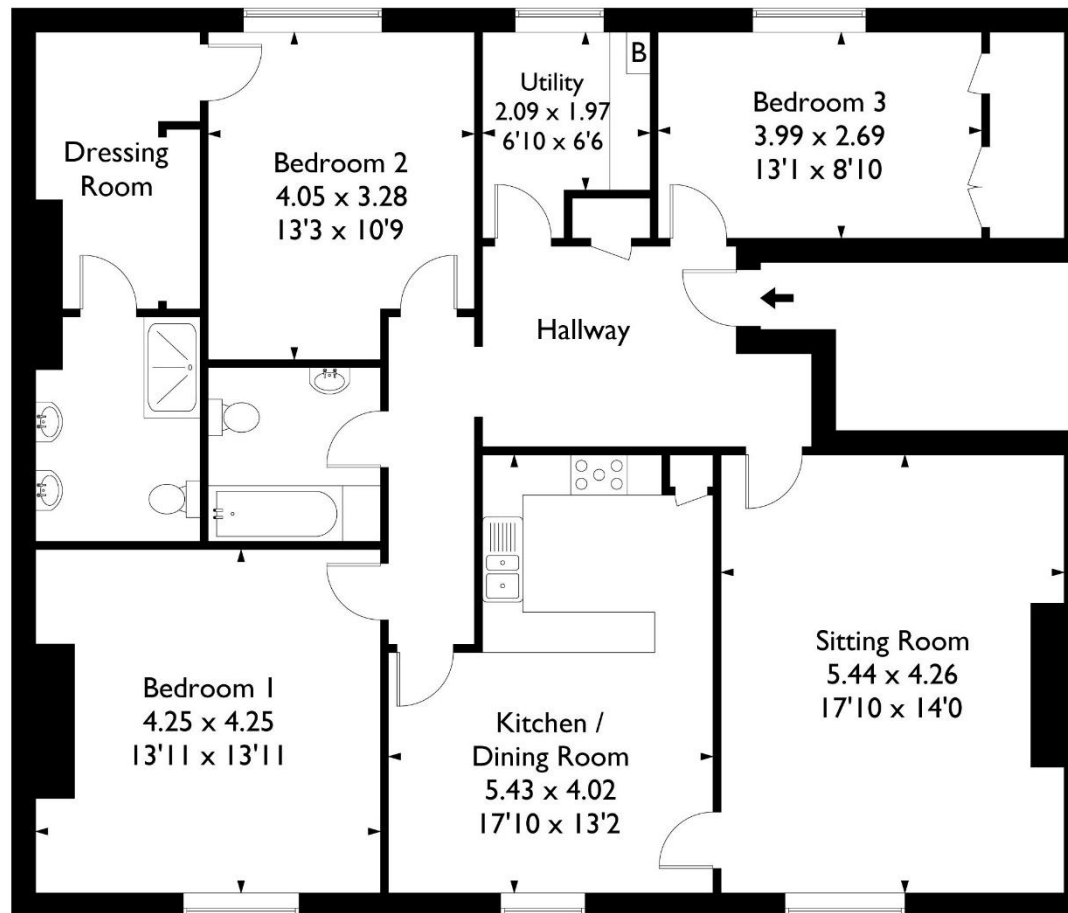
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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		
69-80	C		
55-68	D	55 D	76 C
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.

Alma Road, Clifton, Bristol BS8 2BZ

Approximate Gross Internal Area 126.50 sq m / 1361.60 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.