



Flat 111 Royal Parade, Elmdale Road

Guide Price £335,000

RICHARD
HARDING

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Tyndalls Park, Bristol, BS8 1SY

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A spacious 2 double bedroom, 2 bath/shower room, first floor apartment having open-plan kitchen/dining/living room & lift access.

Key Features

- Set in an exceptionally convenient and central location on the doorstep of the hustle and bustle of the Clifton Triangle with a vast range of eateries, bars, shops and services. Close to so much on offer; the BRI, Whiteladies Road, BBC, Bristol University are all within easy reach. A stroll to the Harbourside, Brandon Hill Park, Clifton Village and Park Street.
- **Accommodation:** entrance hallway, kitchen/dining/living area, bedroom 1 with en-suite shower room/wc, bedroom 2, family bathroom/wc.
- **Concierge service available Monday – Friday.**
- **No onward chain.**

ACCOMMODATION

APPROACH: via pavement, steps rise up to the upper ground floor where the entrance door into the communal area leads into a further communal hallway and concourse, where a further staircase and hallway can be found leading to the first floor. The subject property can be found numbered 111 along the first floor hallway. Access to first floor can also be granted by two lifts, and disabled access is available.

ENTRANCE HALLWAY: video entry phone, spotlights, wooden flooring, handy storage/boiler cupboard housing the pressurised hot water system and fuse box. Doors leading off to all rooms.

KITCHEN/BREAKFAST ROOM: (18'10" x 5'10") (5.73m x 4.82m) modern kitchen with an array of wall, base and drawer units with integrated appliances including dishwasher, electric oven, ceramic hob with stainless steel extractor hood, stainless steel sink with mixer tap over, solid hard working surfaces, spotlights, wooden flooring, two large double glazed sash windows with secondary glazing and south-westerly aspect.

BEDROOM 1: (18'1" x 10'4") (5.51m x 3.14m) sash window with secondary glazing with south-westerly aspect, ceiling light point, spacious fitted wardrobes, moulded skirting boards, electric panel heater. Door to: -

En-suite Shower Room/WC: comprising large shower enclosure, stainless steel wall mounted controls and shower attachment over, low level button flush wc with discreetly housed cistern, wash hand basin with tiled splashback, extractor fan, heated towel rail, tiled flooring, spotlights.

BEDROOM 2: (12'5" x 8'10") (3.78m x 2.70m) large double glazed window to the front elevation overlooking the communal walkway, built in wardrobes, electric panel heater.

BATHROOM/WC: white suite comprising low level wc, wash hand basin, panelled bath with rain shower, shower screen, partially tiled walls, tiled flooring, heated towel rail, large fitted mirror, recessed spotlights, 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 2003. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the service charge is £,3098 p.a. This information should be checked by your legal adviser.

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

PLEASE NOTE:

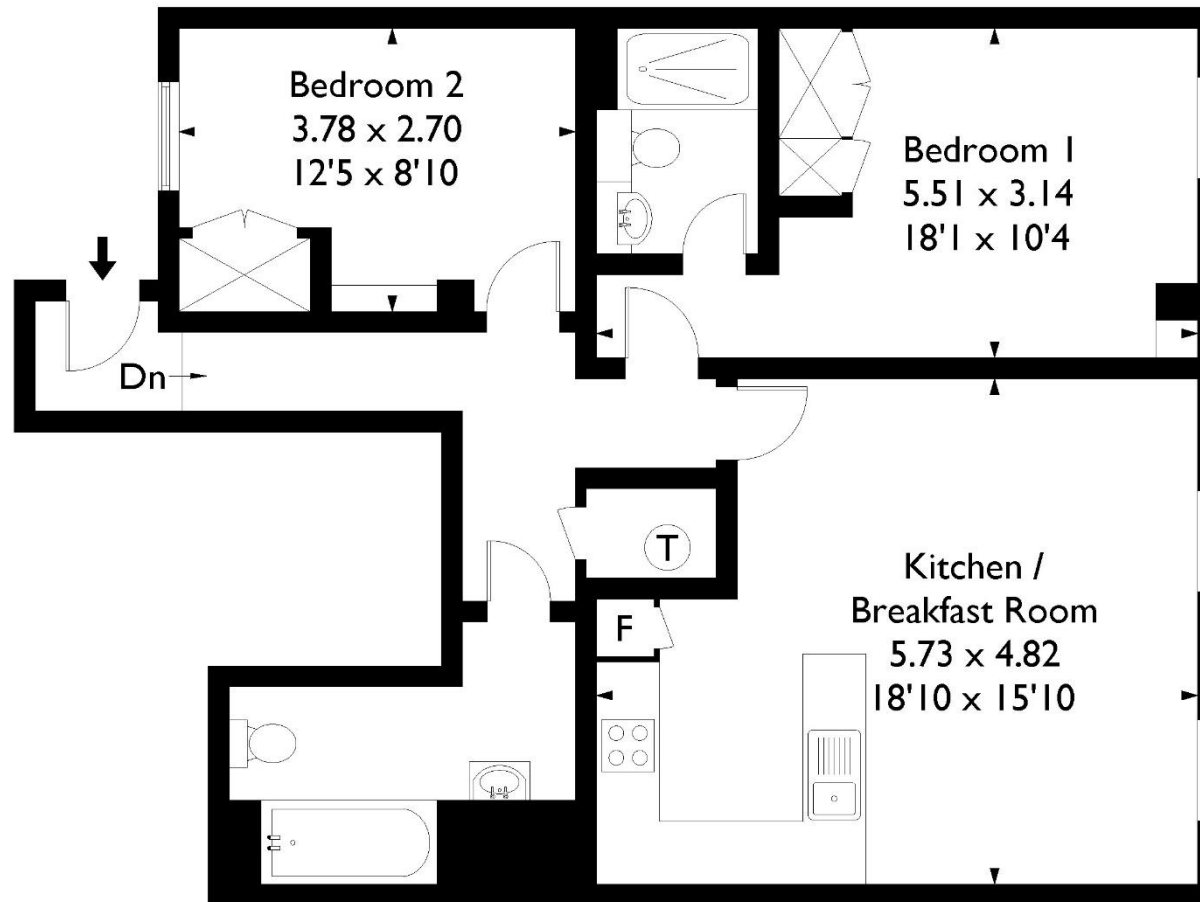
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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		84 B
69-80	C		
55-68	D	55 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.

First Floor Flat, Royal Parade, Elmdale Road, Clifton, Bristol, BS8 1SY

Approximate Gross Internal Area = 72.67 sq m / 782.21 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.