



First Floor Flat, 5b Thorndale

Guide Price £260,000

RICHARD
HARDING

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Clifton, Bristol, BS8 2HU

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A bright and well-maintained 1 double bedroom first floor period apartment with contemporary open plan kitchen/sitting room and the rare advantage of off street parking. Set in the heart of Clifton close to shops, restaurants, cafes and transport links of Whiteladies Road. Offered to the market with no onward chain.

Key Features

- Thorndale enjoys an enviable setting being incredibly convenient for Whiteladies Road only a short walk away.
- EPC Rating: C
- **Accommodation:** entrance hallway, open plan kitchen/sitting room, inner hallway, bedroom, bathroom/wc.
- **Outside:** allocated off street parking space plus communal bicycle storage pod.
- **New double glazed low energy windows and exterior doors (installed 2021)**
- **New roof with thermal insulation, render and waterproofing for external walls (2021).**
- **A superb apartment, well located and ideal for first time buyers.**

ACCOMMODATION

APPROACH: from the pavement of Thorndale, the communal entrance can be found to the left hand side of the building.

COMMUNAL ENTRANCE HALLWAY: via entrance door, staircase leading to first floor landing where the private entrance door to this apartment can be found on the left hand side.

ENTRANCE HALLWAY: hardwood front door leading into small entrance lobby area with space for shoes/coats, laminate flooring, opening to:-

OPEN PLAN KITCHEN/SITTING ROOM: (15'5" x 12'10") (4.70m x 3.90m) described separately as follows:-

Kitchen: a modern fitted kitchen with a matching range of wall, base and drawer units, solid wooden worktop over with matching upstand, integrated stainless steel oven with induction hob above and extractor fan over, inset stainless steel sink unit with mixer tap over, integrated fridge, integrated washing machine, ceiling light point, laminate flooring.

Sitting Area: with a light and contemporary feel, large double glazed sash window to front elevation, space for sofa and small dining table and chairs, ceiling light point, coving, laminate flooring, tv point, telephone point, radiator, moulded skirting boards, opening to:-

INNER HALLWAY: ceiling light point, coving, radiator, laminate flooring, moulded skirting boards, doors to bedroom and bathroom.

BEDROOM: (12'11" x 11'10") (3.85m x 3.60m) a double bedroom with large double glazed sash window to the rear elevation, ceiling light point, coving, radiator, laminate flooring, moulded skirting boards.





BATHROOM/WC: white bathroom suite comprising low level wc with concealed cistern, pedestal wash hand basin, panelled bath with shower over, tiled surrounds, ceiling light point, coving, extractor fan, radiator, vinyl flooring, moulded skirting boards. Wall mounted Worcester Bosch boiler concealed in unit.

OUTSIDE

OFF STREET PARKING: there is one block paved allocated off street parking space which is located behind the building, the space allocated to this apartment is on the left hand side. There is also a communal bike store, flat 5b can store a maximum of 2 bicycles in the pod.

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 leasehold for the remainder of a 999 year lease which commenced on 29 September 1990. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the service charge is £800 p.a. This information should be checked by your legal adviser.

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

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.

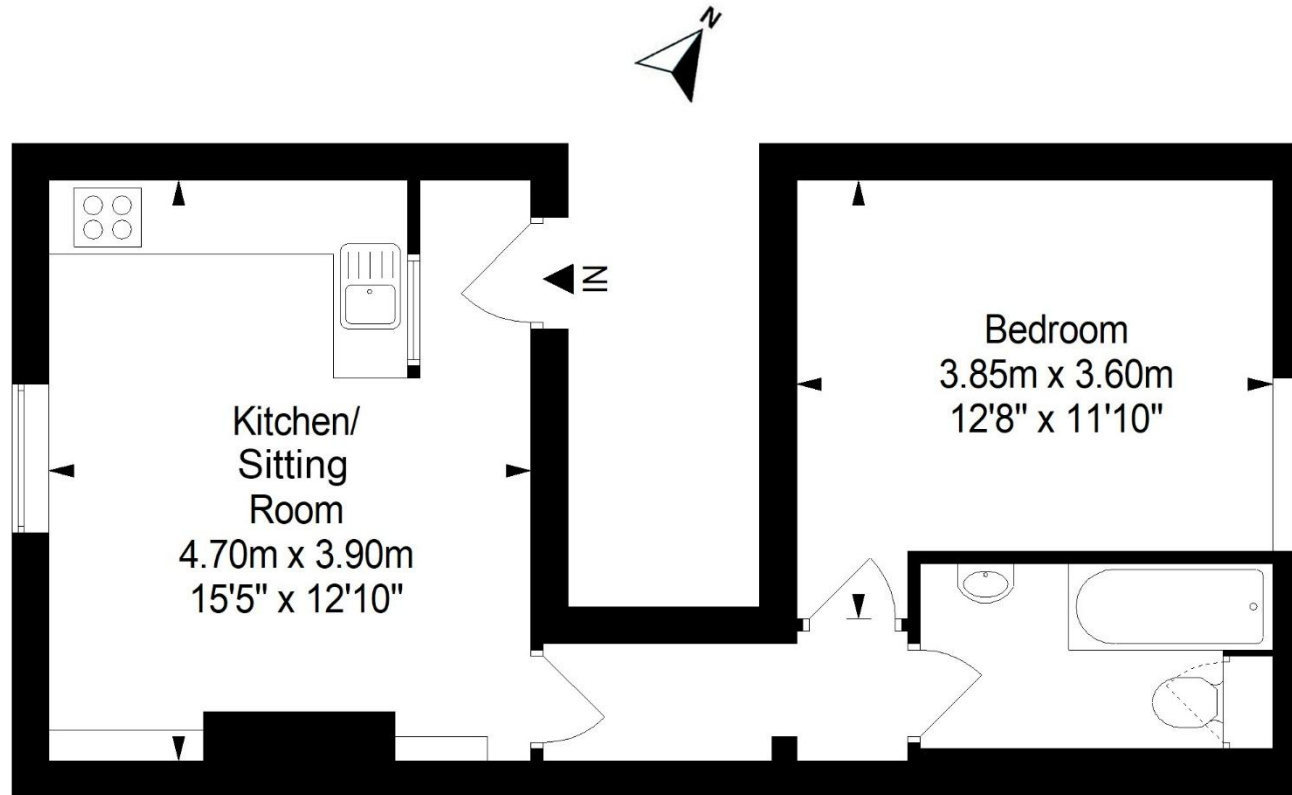


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 = 38.5 sq m/ 414.4 sq ft



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print