



Ground & Raised Hall Floor Maisonette, 36 Royal Park  
Guide Price £775,000

RICHARD  
HARDING







# Ground & Raised Hall Floor Maisonette, 36 Royal Park

Clifton, Bristol, BS8 3AN

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Set within an elegant Victorian period bay fronted building near to Clifton Village - an exceptional and stylishly presented 2/3 bedroom, 2/3 reception room, 2 bath/shower room, ground and raised hall floor maisonette apartment with private rear garden/off-street parking.

## 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 open space found on the Downs just under a mile away.
- There is a stylish, well-appointed shaker style kitchen with Carrara marble worktops and numerous integral appliances including Stoves range cooker, tall fridge/freezer, microwave and dishwasher.
- The maisonette has a wealth of characterful features including period fireplaces, sash windows and ornate moulded plasterwork, these blend seamlessly to a number of high quality modern additions.
- **Raised Hall Floor:** entrance hall, bay fronted sitting room with double doors opening to kitchen/breakfast room in turn with a wide wall opening through to dining area.
- **Ground Floor:** hall, double bedroom with en-suite shower room, additional double bedroom, wet room style shower room, study/bedroom 3.
- **Outside:** communal front garden, private rear garden which doubles up as secure off-street parking depending upon requirements.
- An exquisite maisonette apartment that enjoys many period features and plenty of light via tall sash windows. Finished to the exacting standards of our vendor clients and with the immense benefit of secure off-street parking/fully enclosed private rear garden.





## **RAISED HALL FLOOR**

**APPROACH:** from the pavement steps ascend to the main entrance. Solid wood panelled front door with fanlight and external light, opening to:-

**COMMUNAL HALLWAY:** inlaid entrance mat, central archway, wall light point, main switchboard control cupboard. Private wood panelled door with stainless steel door furniture and fanlight, opening to:-

**ENTRANCE HALL:** part galleried over the stairwell with staircase descending to the ground floor level. Engineered oak flooring, tall moulded skirtings, Victorian radiator, simple moulded cornicing, ornate ceiling rose with light point. Six-panelled doors with wooden door furniture and moulded architraves, opening to:-

**SITTING ROOM:** (16'4" into bay x 13'8") (4.97m x 4.17m) having a box bay window to the front elevation comprising four sash windows of which the central larger two are wooden double glazed. Central period fireplace with decorative tiled slips, slate hearth and an ornately carved Carrara marble mantelpiece. Engineered oak flooring, recesses to either side of the chimney breast (both with base level cabinets and bookshelving), tall moulded skirtings, ornate ceiling rose with light point, ornate moulded cornicing, vertical column style radiator. Part glazed double doors with deep moulded architraves, opening to:-

**KITCHEN/BREAKFAST ROOM:** (16'1" x 12'2") (4.91m x 3.71m) a stylish shaker style kitchen comprehensively fitted with an array of base and eye level units combining soft closing drawers, cabinets and wine rack. Roll edged Carrara marble worktops with matching upstands and pelmet lighting. Central island unit with undermount central sink and draining board to side plus integral appliances including dishwasher. Recessed Stoves range cooker with parquet style tiled surrounds, extractor fan and lintel above. Integral tall fridge/freezer, engineered oak flooring, tall moulded skirtings, simple moulded cornicing, ornate ceiling rose with light point, Victorian style radiator, a pair of wooden double glazed sash windows to the rear elevation. Six-panelled door with wooden door furniture and moulded architraves returning to the entrance hall. Wide ornate archway through to:-

**DINING AREA:** (9'11" x 7'5") (3.01m x 2.27m) wooden double glazed sash window to the rear elevation, chimney breast with decorative recess, a continuation of the engineered oak flooring, tall moulded skirtings, simple moulded cornicing, ornate ceiling rose with light point, vertical style column radiator.



## **GROUND FLOOR**

**HALL:** moulded skirtings, simple moulded cornicing, ceiling light point, useful understairs storage cupboard, vertical style column radiator. Six-panelled doors with wooden door furniture and moulded architraves, opening to:-

**BEDROOM 1:** (15'8" x 11'11") (4.78m x 3.64m) central period fireplace with cast iron surround, slate hearth and ornately carved mantelpiece. Recesses to either side of the chimney breast, moulded skirtings, simple moulded cornicing, ornate ceiling rose with light point, vertical column style radiator. Double opening built-in wardrobe and built-in seating concealing useful storage cupboards. Double casement doors with overlight and wooden door furniture, opening to:-

**En-Suite Shower Room/WC:** high sloping ceiling with skylight window and inset swivel downlights plus obscure double glazed window to the rear elevation. Large walk-in style shower with low level shower tray, glass screen, built-in shower unit and an overhead shower plus handheld shower attachment. Low level dual flush wc with concealed cistern. Wall mounted wash hand basin with mixer tap and pull out drawer below. Tiled flooring, moulded skirtings, heated towel rail/radiator, partially tiled walls with feature tiling, extractor fan, wall mounted mirror.

**BEDROOM 2:** (16'4" max into bay x 12'10") (4.97m x 3.92m) a pair of double glazed sash windows to the front elevation, moulded skirtings, chimney breast with arched recess, simple moulded cornicing, ceiling light point, vertical style column radiator. A range of built-in wardrobes with cupboards above.

**STUDY/BEDROOM 3:** (9'4" x 7'9" plus 5'9" x 5'0") (2.85m x 2.36m plus 1.75m x 1.52m) moulded skirtings, simple moulded cornicing, ceiling light point, vertical style column radiator, timber panelled walls to dado height, floating bookshelf. Sliding double panelled doors then provide access to the remainder of the room which comprises an additional vertical style column radiator, moulded skirtings, high sloping ceiling with Velux window and inset swivel downlights, base level cabinet with space for washer/dryer and shelving above, airing cupboard housing Valliant gas fired combination boiler and hot water cylinder. Upvc double glazed door overlooking and opening externally to the rear garden.





**SHOWER ROOM/WC:** wet room style shower with glass screen, built-in shower unit and waterfall style shower. Low level dual flush wc with concealed cistern. Wall mounted wash hand basin with built-in mixer tap. Tiled flooring, partial Carrara marble style parquet wall tiling with remainder being timber panelled to dado rail, heated towel rail/radiator, inset ceiling downlights, extractor fan, double opening cabinet.

## OUTSIDE

**COMMUNAL FRONT GARDEN:** raised height railway sleeper borders with slate chippings and deep shrub borders. Communal storage cupboard.

**PRIVATE REAR GARDEN/SECURE OFF-STREET PARKING:** (19'6" x 16'4") (5.94m x 4.98m) designed for ease of maintenance and with dual purpose depending upon requirements. Double vehicular gates open to a rear vehicular access lane. Being stone paved providing ample space for garden furniture, potted plants and barbecuing etc. with raised border to one side and built-in barbecue. Useful garden shed, external lighting, external double power socket and outside water tap.

## 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 29 September 1990. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that at the time of writing these particulars there is no monthly service charge, the costs are split evenly between the two flats within the building. This information should be checked by your legal adviser.

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

### PLEASE NOTE:

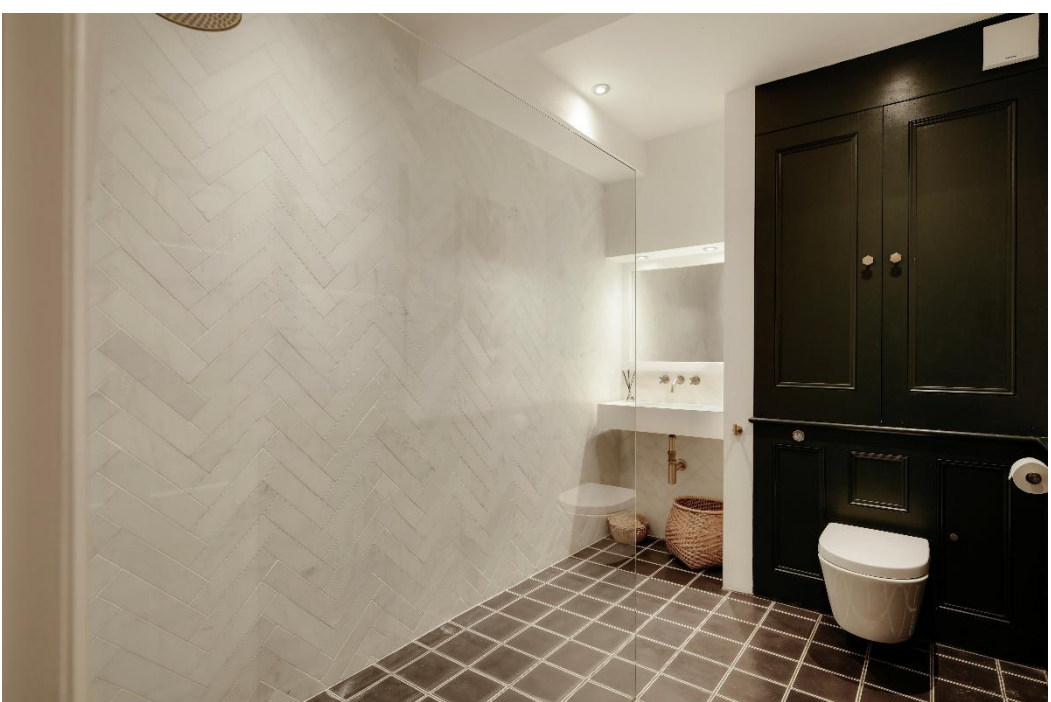
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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	71 C	78 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.



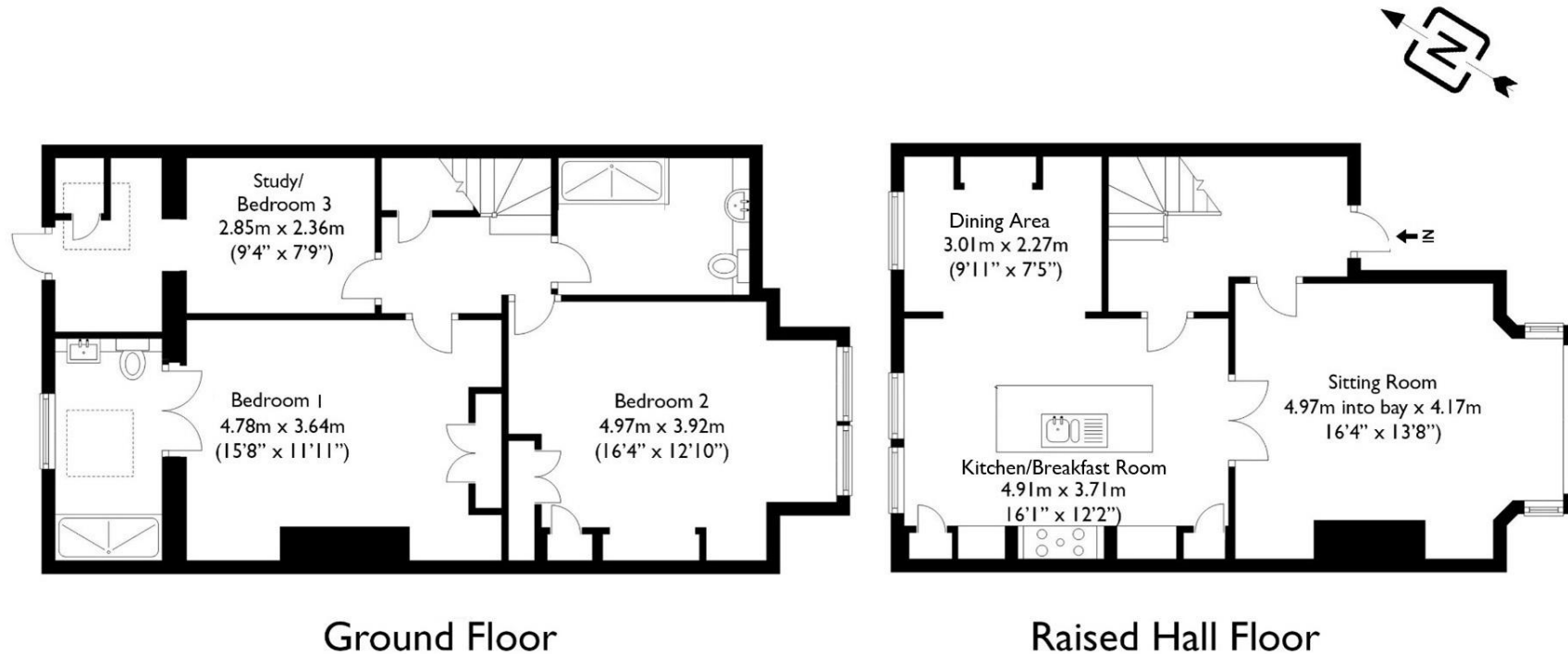






## Ground & Raised Hall Floor Garden Maisonette, Royal Park, Clifton, Bristol BS8 3AN

Approximate Gross Internal Area = 123.1 sq m / 1324 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.