



Second Floor Flat, Flat 4, 1 Victoria Square  
Guide Price £425,000

RICHARD  
HARDING



# Second Floor Flat, Flat 4, 1 Victoria Square

Clifton, Bristol, BS8 4EU

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A beautiful, two double bedroom second floor apartment set within the end-terrace building of an iconic Grade II\* listed (circa 1863) Palladian row overlooking the tree-lined Victoria Square Gardens. Further having the rare benefit of off-street parking to the rear of the building.

## Key Features

- Positioned at the end of the terrace allowing for windows on three elevations providing views over Christchurch, Clifton Cathedral and Victoria Square.
- 2.83m high ceilings and full size sash windows provide an abundance of natural light.
- Situated within the CV Residents' Parking Zone.
- There is a shared parking area for the apartments of 1 Victoria Square which is operated on a 'first come, first served' basis.
- A Grade II\* listed building and situated within the Clifton Conservation Area.

## ACCOMMODATION

**APPROACH:** solid wood panelled front door with arched fan light opening to:-

**COMMUNAL HALL & STAIRWELL:** a grand entrance with multi-paned sash window to side elevation, large storage cupboard with electric meters, central ceiling arch with multi-paned opaque glazed double doors and matching arched fan light giving access to the turning staircase. This rises to the second floor with the private four-panelled front door opening to:-

**HALLWAY:** natural light from wood framed sash window to the side elevation looking down Kensington Place and far reaching views across Clifton. High ceilings, electric consumer unit contained in metal enclosure, wall mounted entrycom system, radiator, cupboard housing Vaillant combi boiler with space for additional storage.

**KITCHEN:** (16'0" x 8'3") (4.88m x 2.51m) rounded arched wood framed sash window to front elevation overlooking Victoria Square, wood effect vinyl flooring, ceiling mouldings, splash back tiling and hanging rail above square-edged work surfaces with inset stainless steel sink, swan neck mixer tap and drainer unit. Four ring Zanussi gas hob with matching electric oven below. Undercounter kitchen units including integrated John Lewis dishwasher. Appliance spaces for freestanding washing machine, fridge/freezer, and a further undercounter appliance. Internal door through to:-

**SITTING ROOM:** (20'4" x 14'0") (6.20m x 4.27m) twin rounded arched wood framed sash windows to front elevation overlooking Victoria Square, high ceilings and ceiling mouldings, radiator, Wooden mantle and slate hearth around covered in fireplace. Virgin media phone and internet connection. Doors leading through to kitchen and hallway.







**BEDROOM 1: (17'1" x 11'2") (5.21m x 3.39m)** wood framed sash window to rear elevation over Christchurch and the Cathedral, high ceilings, ceiling mouldings, radiator.

**BEDROOM 2: (11'2" x 10'6") (3.40m x 3.20m)** wood framed sash window to rear elevation over Christchurch and the Cathedral, high ceilings, radiator.

**BATHROOM/WC:** opaque glazed window to side elevation providing natural light. White suite comprising steel bath with mains fed mixer shower and additional handheld attachment, wall mounted handbasin with mixer tap, close coupled wc, partially tiled walls, wood effect vinyl flooring, radiator, towel rail.

## OUTSIDE

**PARKING:** to the rear of the building, which is accessed via Lansdown Road, there is a shared parking area for the apartments of 1 Victoria Square which is operated on a 'first come, first served' basis. There are three parking spaces and five apartments within the building.

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents, 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 (less 10 day) lease from 25 March 1973 with a ground rent of £20 p.a. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the annual service charge is £2,370 (£197 per month indicative). This information should be checked by your legal adviser.

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

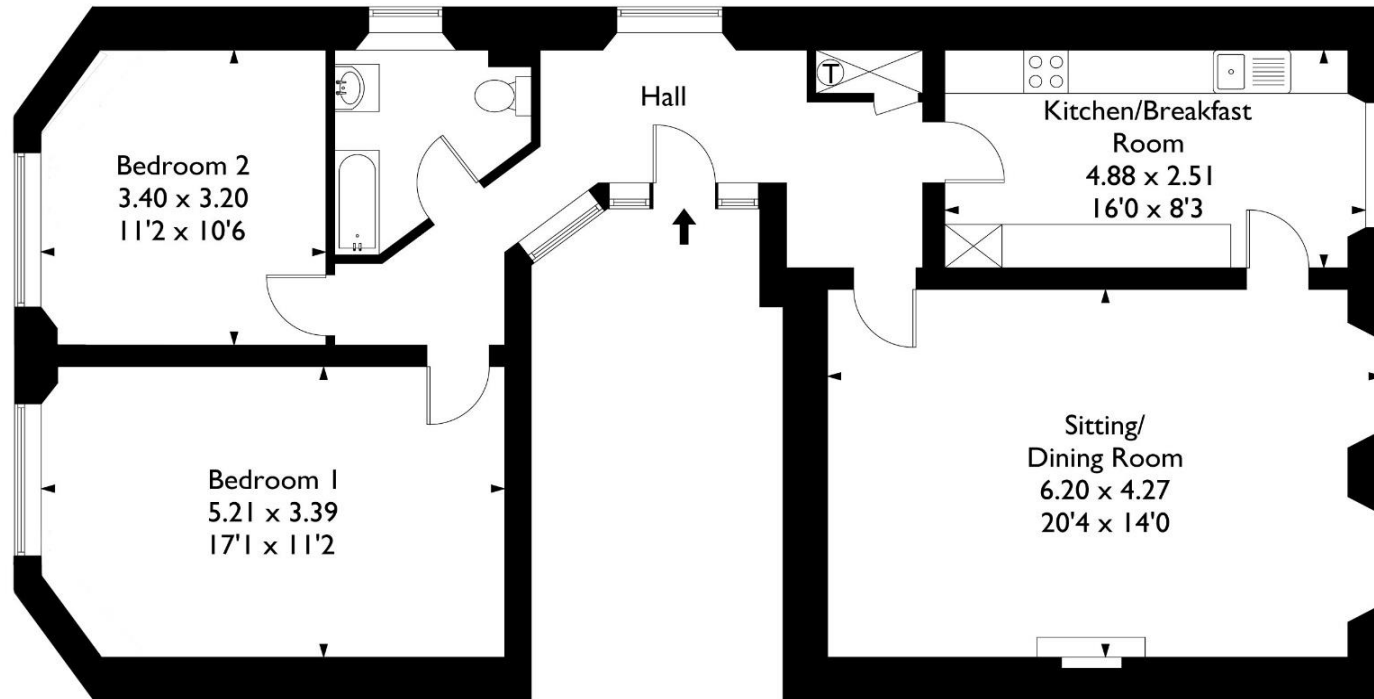
### **PLEASE NOTE:**

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.



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Approximate Gross Internal Area = 82.23 sq m / 885.11 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.