



Ground Floor Flat, 12 Randall Road
Guide Price £300,000

RICHARD
HARDING

Ground Floor Flat, 12 Randall Road

Clifton, Bristol, BS8 4TP

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A well located light and evenly proportioned 1 double bedroom hall floor apartment, part of a Victorian converted house with fine far reaching views in a southerly direction across the city. No onward chain.

Key Features

- Located in a tranquil and leafy cul-de-sac, whilst within easy reach of Clifton Village, the Harbourside and the city centre.
- Situated in the Clifton & Hotwells Conservation Area.
- Front and rear bay windows within 3m high ceilings, with original features.
- Situated in the CH residents' parking scheme (Monday - Saturday 9am to 7pm).
- Offered to the market with no onward chain making a prompt and convenient move possible.

ACCOMMODATION

APPROACH: the property is approached from pavement between stone pillared entrance, along shared pedestrian path, up a flight of 6 steps up to a multi-panelled wooden entrance communal door with intercom entry system serving all four of the flats within the building. Door opens to:-

COMMUNAL HALLWAY: communal entrance vestibule with stained glass windows, coved ceilings, and dado rail. Opens to L shaped communal stairwell with side window, high ceilings with ceiling mouldings, stairwell rising to upper floors. Private door on this level opens to:-

ENTRANCE HALLWAY: L shaped hallway providing access to all principal rooms, high ceilings which continue throughout the apartment, discreet clothes drying pulley and useful understairs storage cupboard.

LIVING ROOM: (18'1" x 14'0" into bay window) (5.51m x 4.27m) shallow angled bay window with double glazed wooden framed sash windows to rear elevation with far reaching views, high ceilings with ceiling mouldings, internet and telephone connection, BT Openreach connection. Further side window into kitchen.

KITCHEN: (9'11" x 4'6") (3.03m x 1.36m) adjacent to living room. Fitted with a range of wall and base units with roll edged worksurfaces and splashback tiling above, integrated stainless steel sink with mixer tap above and drainer unit to side, appliance space and plumbing for washing machine and fridge/freezer. Double glazed window to side. Wall mounted Vaillant combi boiler.

BEDROOM: (17'3" x 13'7" into bay) (5.26m x 4.15m) shallow angled double glazed window bay to front elevation with pleasant leafy views and three large wood framed sash windows with wood panelled surround. Built-in Sharps cupboards and wardrobes along one wall, a pair of radiators, telephone point, high ceilings continue with ceiling mouldings and ornate central ceiling rose.

BATHROOM/WC: comprising of panelled bath with mixer tap and mains fed shower over with side screen, tiled enclosure, low level wc, wash hand basin with mixer tap, medicine cabinet with fixed wall mirror, window to side elevation and extractor vent.





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 1984, with a ground rent of £10 p.a. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that there is no monthly service charge. This information should be checked by your legal adviser.

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

PLEASE NOTE:

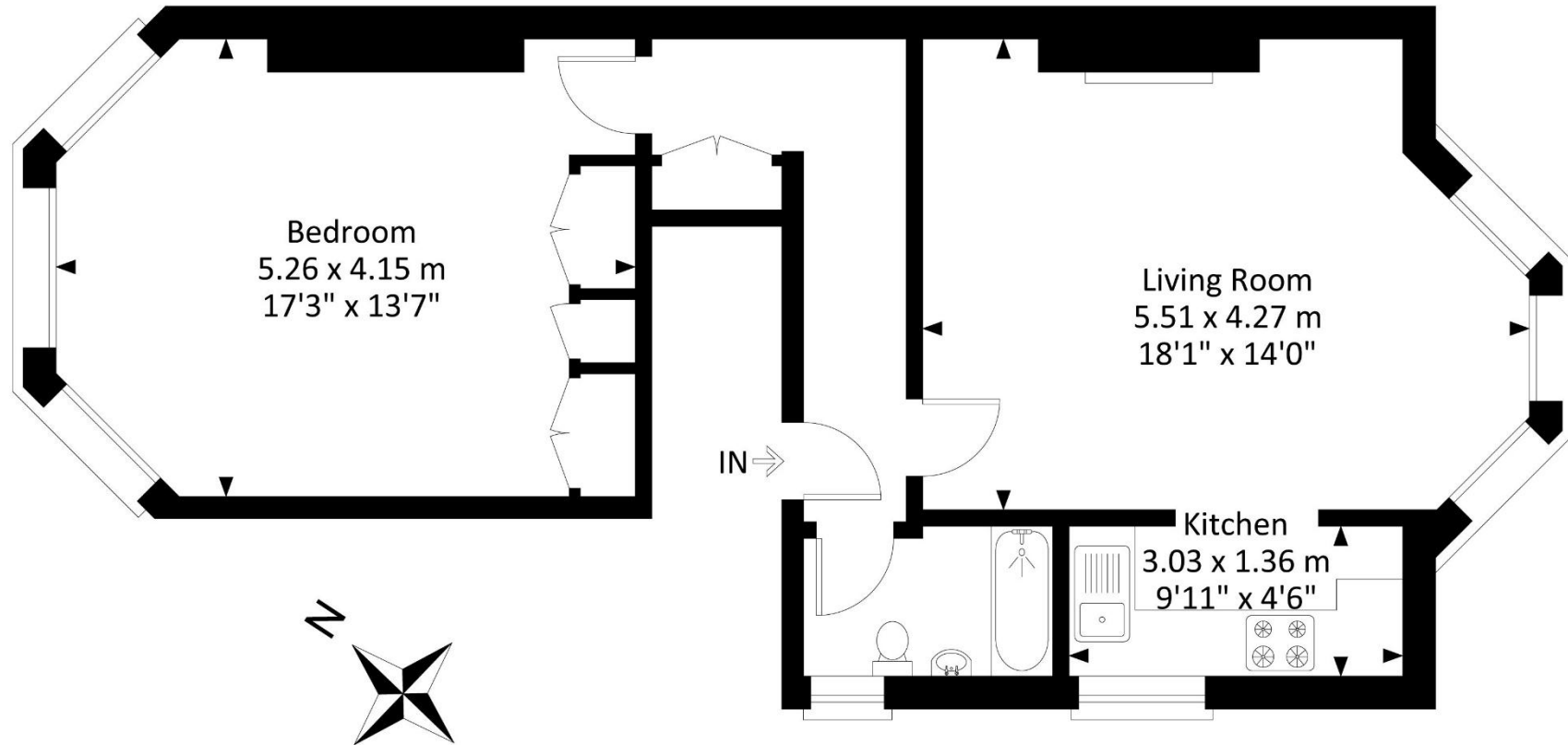
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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		
39-54	E		
21-38	F		
1-20	G		
		60 D	74 C

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 = 57.11 sq m / 614.72 sq ft



Ground Floor

Illustration for identification purposes only, measurements and approximate, not to scale.