

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

## 9 Langcliffe Court Wroughton Drive Hartcliffe Bristol BS13 0LR

**NO ONGOING CHAIN with this two bedroom purpose built TOP FLOOR FLAT with parking space, set within a block of just 9 flats. PRICED TO SELL!**



REF: ASW5462

**Asking Price £185,000**

**Top floor flat \* Two bedrooms \* Modern kitchen \* Gas central heating  
& double glazing \* Allocated parking space \* No chain  
Council tax band: A EPC Rating: C**

Viewing: By appointment with Stephen Maggs Estate Agents  
Hamilton House, 107 Bristol Road, Whitchurch Village  
Bristol, BS14 0PU

Telephone: 01275 892228

[www.stephenmaggs.co.uk](http://www.stephenmaggs.co.uk) email@stephenmaggs.co.uk



**DESCRIPTION:**

Available without the complication of an ongoing chain, this two bedroom top floor flat is likely to appeal to first time buyers and investors. The property offers both gas central heating and double glazing, has a modern kitchen, allocated parking space, views over the surrounding area, and requires viewing to secure.

**SITUATION:**

Situated in South Bristol, **HARTCLIFFE** is served by both Primary and Comprehensive schools, a Health Centre, numerous local Shops, Morrisons supermarket and the Imperial Park retail centre at Hartcliffe Way provides a wide range of stores which include B&Q, Home sense, Costa Coffee, M & S Argos, Next, Boots, a bus route which serves both the City Centre and Cribbs Causeway, with easy very useful access to the new South Bristol Link Road.

**ENTRANCE:**

Communal entrance door with security entry system, two flights of stairs to the top floor, door to:

**HALLWAY:**

Electric consumer box, security entry phone, telephone point, central heating timer control unit, single panelled radiator, two built-in storage cupboards.

**LIVING ROOM: 13' 4" x 10' 8" (4.06m x 3.25m)**

Double glazed windows to the rear and side enjoying an open aspect of the surrounding area, two double panelled radiators, television point, opening to:

**KITCHEN: 13' 0" x 8' 6" (3.96m x 2.59m)**

Double glazed window to the rear, fitted with a range of wall and base units with contrasting roll edge worktop surfaces, inset stainless steel single drainer sink unit, built-in electric oven, four ring gas hob with cooker hood over, space and plumbing for automatic washing machine, space for upright fridge/freezer, tiled splashback, Worcester gas fired combination boiler supplying central heating and domestic hot water.

**BEDROOM ONE: 11' 1" x 9' 10" (3.38m x 2.99m)**

Double glazed window to the side, single panelled radiator.

**BEDROOM TWO: 11' 10" x 7' 0" (3.60m x 2.13m)**

Double glazed window to the side, single panelled radiator.

**BATHROOM:**

Opaque double glazed window to the front, fitted with a white suite comprising of a panelled bath with mixer tap and separate mixer shower, glass shower screen, pedestal wash hand basin, close coupled WC, double panelled radiator, electric shaver point.

**PARKING:**

The property includes an allocated parking space.

**N.B:**

DRAFT DETAILS WAITING OUR VENDORS CONFIRMATION OF ACCURACY. APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS.



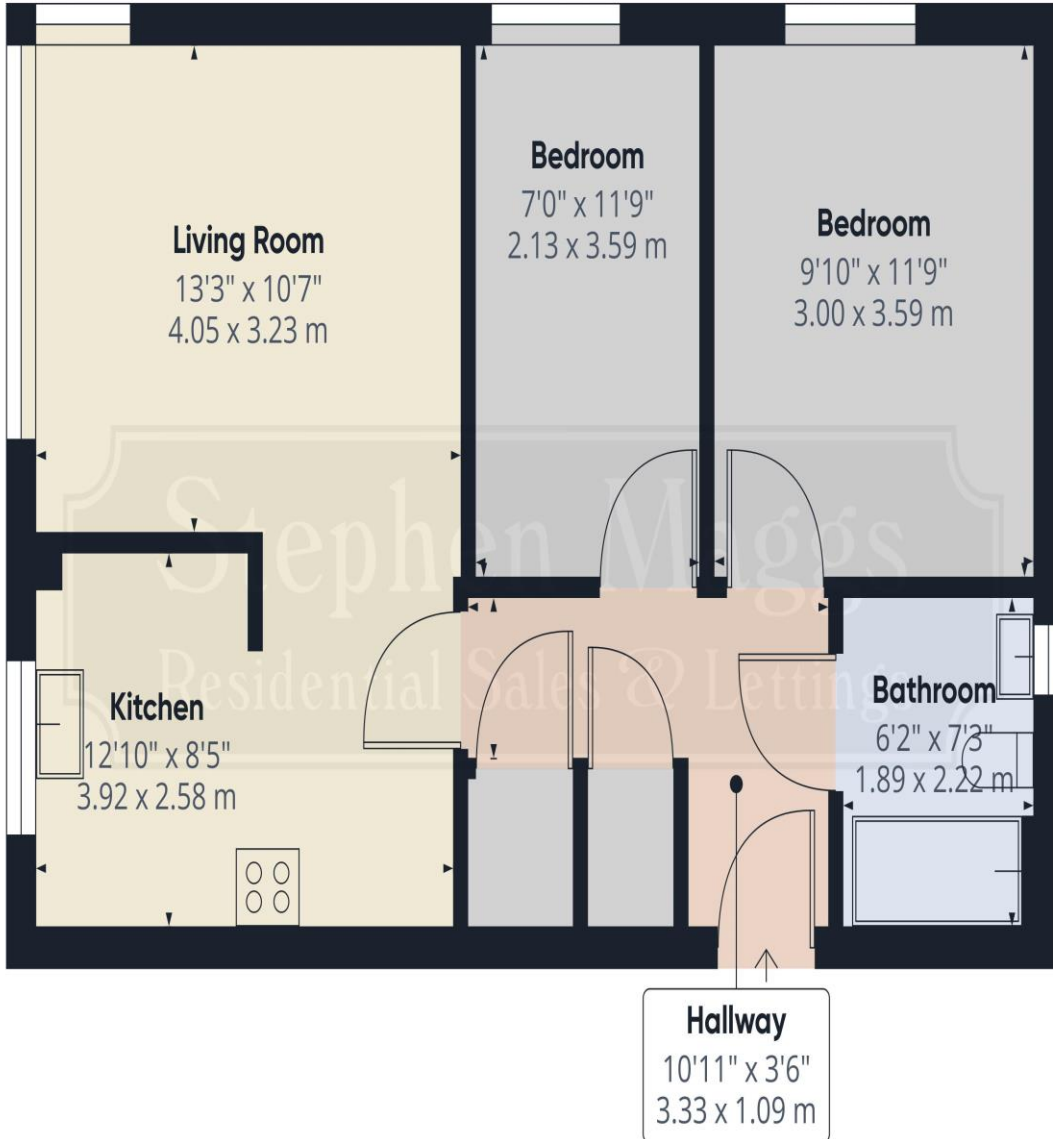


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If you are interested in putting an offer in on this property, I will need the following information from you first.

1. Photo ID for all buyers
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.

This information will need to be emailed to [nigel@stephenmaggs.co.uk](mailto:nigel@stephenmaggs.co.uk) or [cliff@stephenmaggs.co.uk](mailto:cliff@stephenmaggs.co.uk) before any offer is put forward.



Approximate total area<sup>1)</sup>  
590.25 ft<sup>2</sup>  
54.84 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**THE PROPERTY MISDESCRIPTIONS ACT 1991:**

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.



# Energy performance certificate (EPC)

Flat 9  
Langcliffe Court  
Wroughton Drive  
BRISTOL  
BS13 0LR

Energy rating

C

Valid until:

20 December 2032

Certificate  
number:

2690-3922-5202-0182-8200

Property type

Top-floor flat

Total floor area

54 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60