



**HALL FLOOR FLAT,
10 RICHMOND HILL,
CLIFTON, BRISTOL**

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A stunning, light and spacious raised hall floor apartment set within a handsome grade II listed townhouse, in a particularly convenient location, with the added benefit of an off street car parking space. Other benefits include direct access to a large, sunny communal garden to the rear, two double bedrooms, a wealth of original features, a spacious eat in kitchen and a good deal of storage.

SUMMARY OF ACCOMMODATION

On entering the front door there is a spacious entrance hallway allowing access to all of the accommodation in the flat. Immediately to the right there is a large storage cupboard. Turn to the left and you are presented with the door to the stunning living room, which boasts some particularly impressive proportions and original features. It also benefits from two large sash windows (one with a window seat) to the front elevation with a pleasant outlook over the front communal garden.

The bulk of the remaining accommodation lies to the rear of the property and includes a pleasant and light eat in kitchen with french doors allowing access to the communal garden to the rear. Further to this there are two double bedrooms both of which have large sash windows allowing in plenty of natural light and a pleasant outlook over the rear garden. The master bedroom has a particularly large walk in wardrobe, which has the potential (subject to the necessary consents) to become an ensuite.

Further to this there is a beautifully appointed family bathroom which has been attractively tiled throughout and provides a bath with a shower over it, a wash hand basin and low level WC.

Outside the property benefits from a front communal garden which has been laid mainly to patio and a substantial rear communal garden which has a sunny aspect and is mainly laid to lawn with mature trees, a range of well tended borders and a small shed belonging to the Hall Floor Flat. To the rear of the back garden there is an access gate that takes you on to Park Place. Further to this there is an allocated off street parking space on the opposite side of the road to the subject property.

OTHER INFORMATION

TENURE: Leasehold for 999 years from 1st January 1976 - This should be checked by your legal adviser

SERVICE CHARGE: £100 per month - This should be checked by your legal adviser

ALLOCATED PARKING CHARGE: £350 per annum

LOCAL AUTHORITY: Bristol City Council

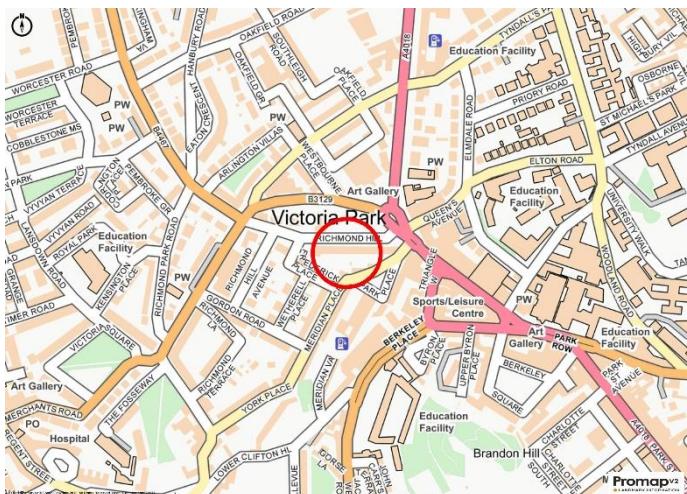
COUNCIL TAX BAND: C (?)

VIEWINGS: Strictly by prior arrangement with Hydes of Bristol

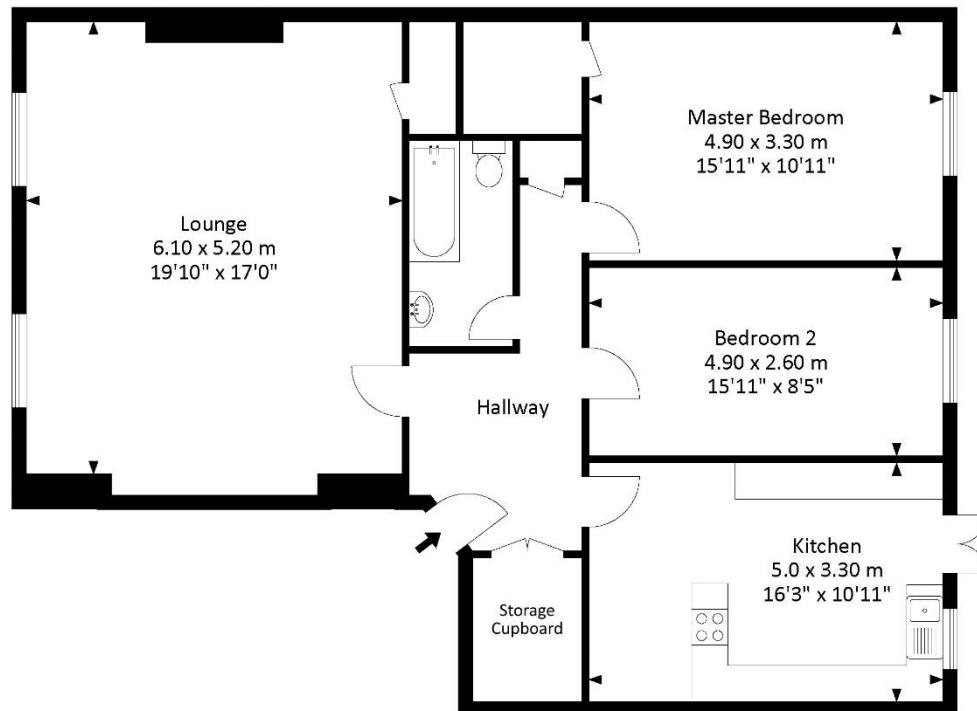
LOCATION

Richmond Hill is a most convenient address in Clifton that is held in extremely high regard. This is owed to the uniquely convenient proximity to local amenities on the Clifton Triangle and the breath taking example of Victorian and Georgian architecture that forms one of the city's most prized and widely admired localities. The variety of shops, boutiques and restaurants in Clifton Village are also within half a mile as well as the choice of further amenities on nearby Whiteladies Road. Several bus routes provide easy city centre access. Bristol's City Centre is within one mile travelling distance allowing access to the national motorway network via the M32 and rail links to London Paddington from Temple Meads mainline station. The vast expanse of Clifton's Downs can be accessed at the top of Pembroke Road (a mile distant) as can the historic landmark of Isambard Kingdom Brunel's world famous suspension bridge spanning the Avon Gorge. The area is particularly well served for schooling in both state and private sectors, with several within easy walking distance, including Clifton College, Clifton High, BGS, QEH and Christchurch Primary School.





Approx. Gross Internal Area
1082.74 Sq.Ft - 100.59 Sq.M



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Floor plan produced by Westcountry EPC.

IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.



ESTATE AGENTS
**28 Princess Victoria, Clifton, Bristol BS8
4BU**
Tel: (0117) 973 1516
Website: www.hydes.co.uk
Email: post@hydes.co.uk

