



## FLAT 15 THE JACOBS BUILDING

Bristol, BS8 1EE

Offers In The Region Of £375,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Welcome to this charming two-bedroom apartment located in the sought-after area of Clifton. This delightful upper-floor flat boasts a lovely aspect and outlook. The apartment features open plan lounge and kitchen with two well-appointed bedrooms, one of the highlights of this apartment is the convenience of having two bathrooms, including an ensuite for added privacy and comfort. With lift access and own front door to apartment. Parking in Clifton can be a challenge, but fear not, as this property comes with secure off-street parking for one vehicle. Whether you're a first-time buyer, downsizer, or investor, this flat offers a fantastic opportunity to own a piece of Clifton, one of the most desirable locations in the city. Don't miss out on the chance to make this wonderful apartment your new home.

## Situation

Prime Clifton location, within a short level stroll of the shops, cafes and restaurants of Clifton Village, Highly convenient for Clifton Triangle, Park Street and Whiteladies Road. A perfect location to explore the city.

## Local Authority

Bristol City Council Council Tax Band: D

Tenure: Leasehold

EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance

The apartment is accessed via secure side door allowing access to all levels, lifts and apartments.

## Entrance Hall

16'10 × 6'7 (5.13m × 2.01m)

The apartment benefits from its own entrance door, storage cupboard, smoke detector, smooth ceiling, doors to all rooms.

## Open Plan Living Area

22'11 × 11'3 (6.99m × 3.43m)

Lounge Area - Two large corner aspect Juliette balcony doors with a lovely aspect, two radiators, laminate wood flooring, smooth ceiling, opening to kitchen.

Kitchen Area - Side aspect window. Fitted with a range of eye and base level units, inset sink and drainer unit, integral stainless steel electric oven and microwave oven, four ring gas hob, integral washing machine, integral slimline dishwasher, tiled flooring.

## Bedroom One

15'11 × 9'10 (4.85m × 3.00m)

Front aspect window, radiator, smooth ceiling, doors to en-suite shower room.

## En-suite Shower Room

7'10 × 5'4 (2.39m × 1.63m)

Comprising double shower cubicle, low level WC, pedestal hand wash basin, part tiled walls, tiled flooring, radiator.

## Bedroom Two

9'9 × 8'9 (2.97m × 2.67m)

Side aspect window, radiator, smooth ceiling.

## Bathroom

8'7 × 6'4 (2.62m × 1.93m)

Comprising panel enclosed bath with shower over, low level WC, pedestal wash hand basin, smooth ceiling with inset spotlights.

## Leasehold Information

We have been advised that there is a 999 year lease with 979 remaining. There is a management fee of £1243.20 charged bi-annually. Leaseholders will become shareholders upon purchase.

## Material Information \*

Additional information not previously mentioned

- Mains electric, gas and water.
- Water meter.
- Gas central heating.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

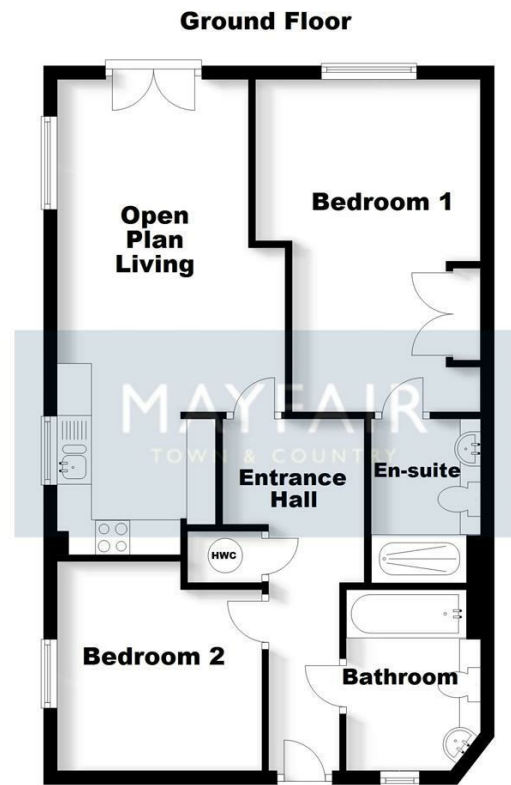
[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)











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Plan produced using PlanUp.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

