Hall Floor Flat, Flat 3, 8 Eaton Crescent

Guide Price £300,000

RICHARD HARDING

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Clifton, Bristol, BS8 2EJ

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Situated on the hall floor of a striking semi-detached Victorian building in a prestigious Clifton location, an exceptionally well-proportioned 1 double bedroom apartment benefitting from the use of an extensive communal garden as well as being offered to the market with no onward chain.

Key Features

- **A truly unique and incredibly well-proportioned one double bedroom flat, situated on the hall floor of a beautiful semi-detached Victorian building.**
- **Situated in a desirable Clifton location within close proximity to the village, the apartment is ideally located within easy reach of the best that Bristol has to offer, being on the doorstep of a vast array of local boutique shops, restaurants and cafes, whilst also being close to the Clifton Suspension Bridge and the Downs with over 400 acres of external space.**
- **Accommodation:** entrance hallway, living/dining room, kitchen, bedroom and bathroom/wc.
- **Benefitting from access to an extensive communal garden spanning the length of the crescent exclusive to the residents.**
- **To be offered to the market with no onward chain enabling a prompt move.**

ACCOMMODATION

APPROACH: the property is accessed from the pavement via wrought iron gates which open onto a level brick pathway leading beside the front communal garden where two stone steps ascend to the communal entrance door with secure intercom entry system. Large wooden door leads into entrance vestibule which in turn leads into the communal hallway where the access to flat 3 can be found immediately on your right-hand side via a wooden door.

ENTRANCE HALLWAY: tall moulded skirtings, doors accessing all principal rooms to the flat including bedroom and bathroom, intercom entry system, fuse box and two inset ceiling spotlights.

LIVING/DINING ROOM: (**15'10"** into chimney recess **x 13'1"**) (**4.82m x 3.98m**) an exceptionally large principal room with three wooden sash windows to rear elevation, tall moulded skirtings, radiator, central ceiling light point, four wall light points and a period fireplace with marble surround.

KITCHEN: (**11'6" x 5'5"**) (**3.50m x 1.65m**) comprising a range of wall, base and drawer units with roll edged worksurface over, integrated fridge and freezer, four ring gas hob with electric oven below and Smeg cooker hood over, stainless steel 1 ½ bowl sink and drainer unit with swan neck mixer tap over, tiled splashback, integrated dishwasher, double glazed UPVC window to side elevation, tiled flooring, tall moulded skirtings, radiator, inset ceiling light points, extractor fan and cupboard housing Worcester Bosch combination boiler.

BEDROOM: (**14'6" x 13'0"**) (**4.41m x 3.95m**) tall moulded skirtings, radiator, large wooden sash window to rear elevation, three wall light points and a large fitted wardrobe.

BATHROOM/WC: white suite comprising low level wc with concealed cistern and dual flush, panelled bath with mains fed shower over and glass shower screen, wall hung basin with swan neck mixer tap and wall mounted mirror over, part tiled walls, tiled flooring, inset ceiling spotlights, extractor fan and mains fed towel radiator.

OUTSIDE

COMMUNAL GARDENS: there are communal gardens solely for the use of the residents which are located in the centre of the crescent itself.

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.

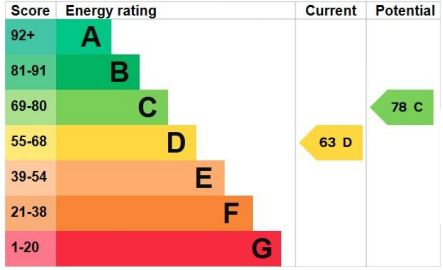
TENURE: it is understood that the property is Leasehold from 8 December 2006 to 24 December 3002. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the quarterly service charge is £583.84. This information should be checked by your legal adviser.

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

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.



If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section

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Approximate Gross Internal Area = 56.14 sq m / 604.28 sq ft

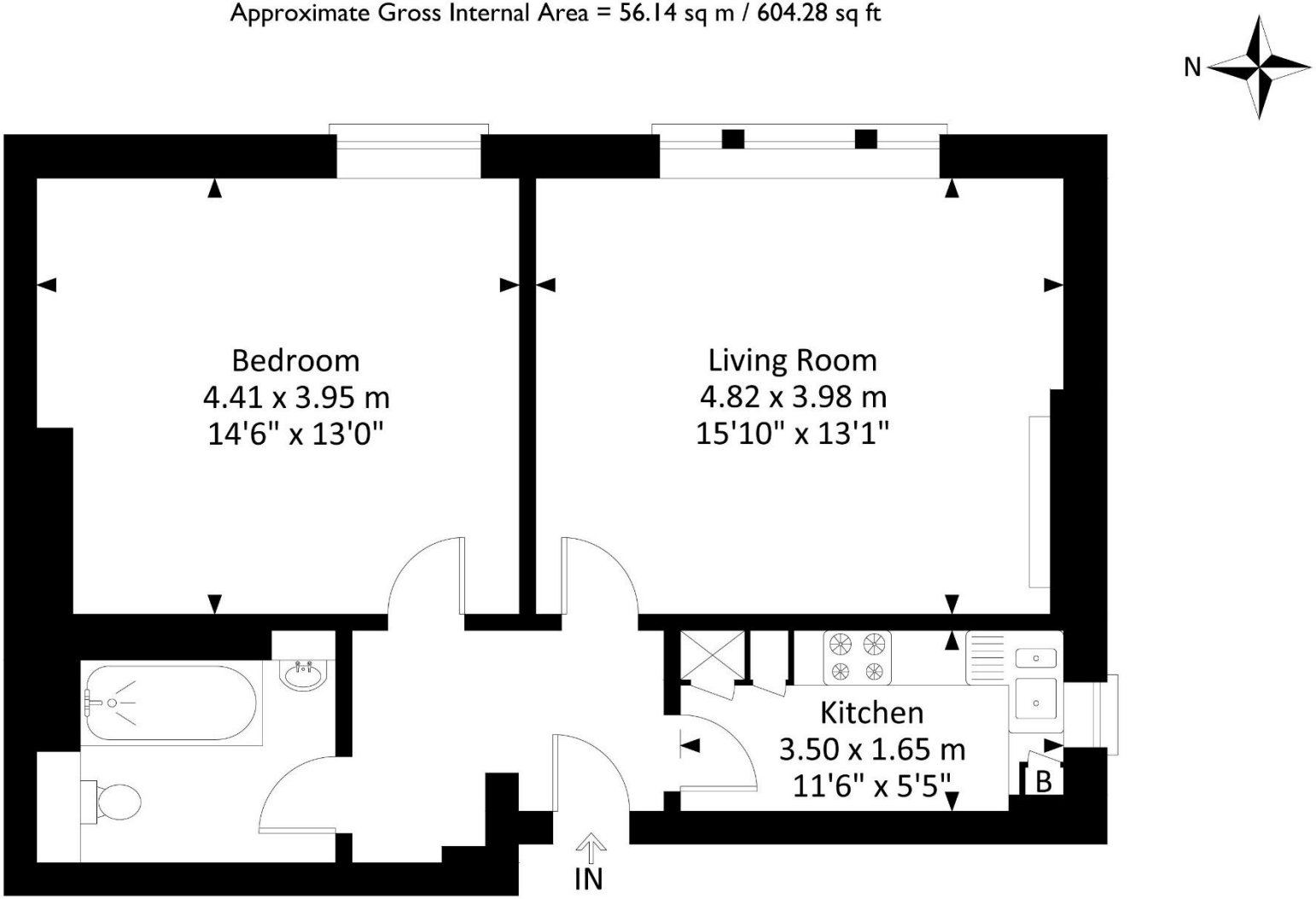

Illustration for identification purposes only, measurements are approximate, not to scale.

The Property Ombudsman RICS

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