



Garden Flat, 48 Apsley Road

Offers Over £950,000

RICHARD
HARDING



Garden Flat, 48 Apsley Road

Clifton, Bristol, BS8 2ST

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A truly impressive and exceptionally spacious 4 bedroom apartment enjoying a breathtaking kitchen extension (2020) with seven bi-folding doors, off road parking and a 48ft x 40ft south easterly facing private rear garden.

Key Features

- Offering an incredible amount of lateral accommodation, rarely seen in an apartment.
- Wonderful location within a short level stroll of the superb cafes, restaurants and weekly farmers market of Whiteladies Road. Bus connections, the Everyman Cinema, Clifton Down train station and the Downs are also within a short walk.
- **Accommodation:** entrance hallway with useful recessed storage, beautiful bay fronted sitting room with direct access out onto the rear garden, stunning kitchen extension with seven bi-folding doors, underfloor heating and bespoke hand built kitchen, principal double bedroom with en-suite, three further bedrooms and a bathroom/wc.
- **Outside:** allocated off road parking to front and a stunning south easterly facing rear garden with attractive stone boundary walls.
- A large family sized apartment with a lovely sunny garden in a great location, forming part of this attractive period conversion.





ACCOMMODATION

APPROACH: via the driveway where there is off road parking for one vehicle. The driveway leads up the left-hand side of the building where you will find a gated secure entrance, with video intercom, providing the private entrance to the garden flat. Through this entrance there is an external stair down to the ground floor level where a part glazed door leads into the entrance hallway.

ENTRANCE HALLWAY: recessed cloaks storage cupboards, tiled floor and dado rail. The hallway opens into a large central inner hallway with doors radiating off to the sitting room, kitchen/dining room, bedroom 1, bedroom 2, bedroom 3 and bedroom 4/home office, further door accessing the main bathroom.

SITTING ROOM: (rear) (23'9" x 15'8" max into chimney recess) (7.24m x 4.78m) a large family sitting room with high ceilings, ceiling coving, an attractive period fireplace with marble surround and mantle, built in open shelving and storage cupboards to chimney recess, engineered oak floor, wide bay to rear comprising two sash windows and central part glazed door providing a seamless access out onto the south easterly facing rear garden. Wall lighting, radiators and wall panelling to dado height.

KITCHEN/DINING ROOM: (18'10" x 16'0") (5.74m x 4.88m) a fabulous extended kitchen/dining space (extended in 2020) with a bespoke hand built painted kitchen with Caesar Stone worktop over and inset 1½ bowl sink and drainer unit, integrated appliances including Neff eye level double ovens, Siemens dishwasher, Neff induction hob, tall larder style Liebherr fridge and separate freezer, plumbing and appliance space for washing machine, two large flat glazed contemporary roof light panels allow an incredible amount of natural light to the kitchen/dining extension as well as the seven bi-folding doors wrapping round the cantilevered corner of the extension. Mandarin stone matching indoor/outdoor tiles, provide a seamless transition from the kitchen/diner into the garden. Tiled floor with system fed underfloor heating, large central island with overhanging breakfast bar, ample space for dining table and chairs, inset spotlights and speakers and further door providing access out onto the sunny rear garden.

BEDROOM 1: (front) (17'4" x 16'0" max into chimney recess) (5.28m x 4.88m) a large principal double bedroom with high ceilings, ceiling coving, bay window to front comprising three sash windows with plantation shutters, radiator, wood laminated flooring and door accessing:-

En-Suite Bathroom/wc: (9'6" x 5'5") (2.90m x 1.65m) a white suite comprising a panelled bath with system fed shower over, low level wc, wall mounted wash basin, part tiled walls, tiled floor, inset spotlights, extractor fan and heated towel rail.

BEDROOM 2: (front) (15'1" x 13'9") (4.60m x 4.19m) a double bedroom with high ceilings, ceiling coving, two sash windows to front with plantation shutters, wood laminated flooring and a radiator.

BEDROOM 3: (12'1" max inclusive of built in wardrobe x 9'5") (3.68m x 2.8m x 87m) a third double bedroom (currently used as a home gym) with ceiling coving, built in wardrobe, small sash window to side, door accessing a wardrobe and a further door accessing a walk in storage cupboard with adjoining cupboard housing the Vaillant gas central heating boiler.

FAMILY BATHROOM/WC: a white suite with double ended bath, corner shower enclosure, low level wc, wall mounted wash basin, heated towel rail, part tiled walls, tiled floor, inset spotlights and extractor fan.

BEDROOM 4/HOME OFFICE: (10'2" x 9'5") (3.10m x 2.87m) a fourth guest bedroom or home office with built in desk with shelving over, sash window to side, engineered oak flooring and a radiator.

OUTSIDE

OFF ROAD PARKING: the property has the rare advantage of an allocated off road parking space to the left of the driveway as you are approaching the apartment. Additional to the parking space the property falls within the Clifton East residents parking permit scheme.



REAR GARDEN: (max 48ft depth x 40ft across (inclusive of kitchen extension) (14.63m x 12.19m) a fabulous south easterly facing rear garden with large wrap around paved seating area closest to the kitchen/dining space providing a perfect private space for outdoor seating and entertaining. There are three steps up to a level lawned garden with attractive stone boundary walls and recessed beside the kitchen perfect for outdoor shed etc.

FRONT COURTYARD GARDEN: there is a sunken courtyard to the front of the property, providing outdoor storage space and optimising natural light to the front bedrooms.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, 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 1993. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £100. This information should be checked by your legal adviser.

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

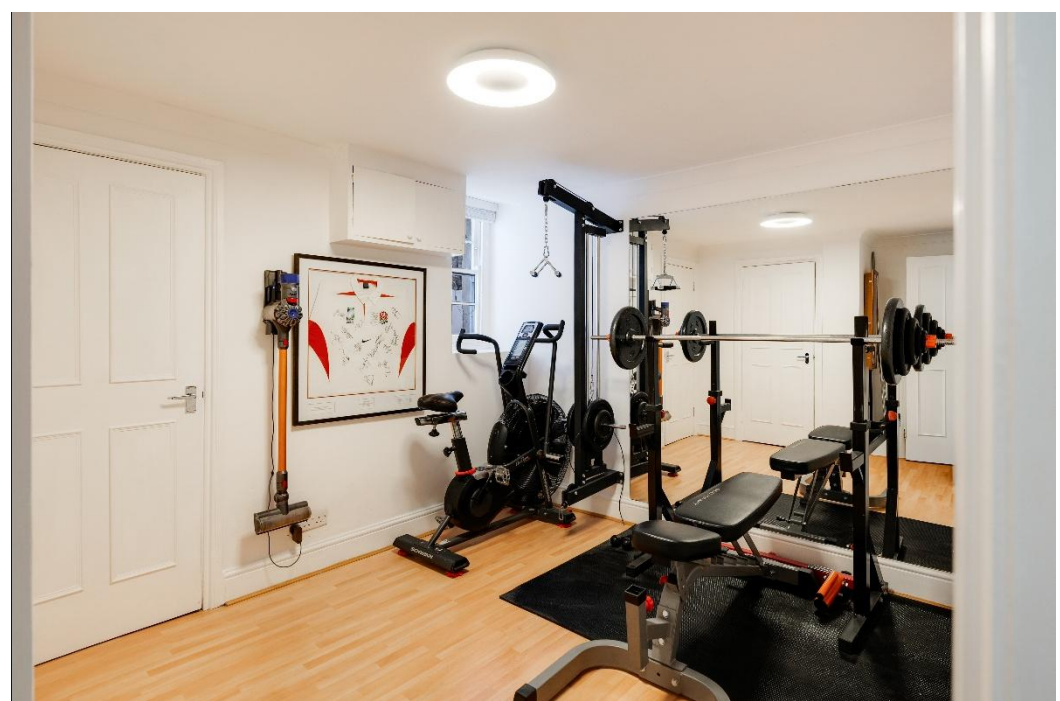
PLEASE NOTE:

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

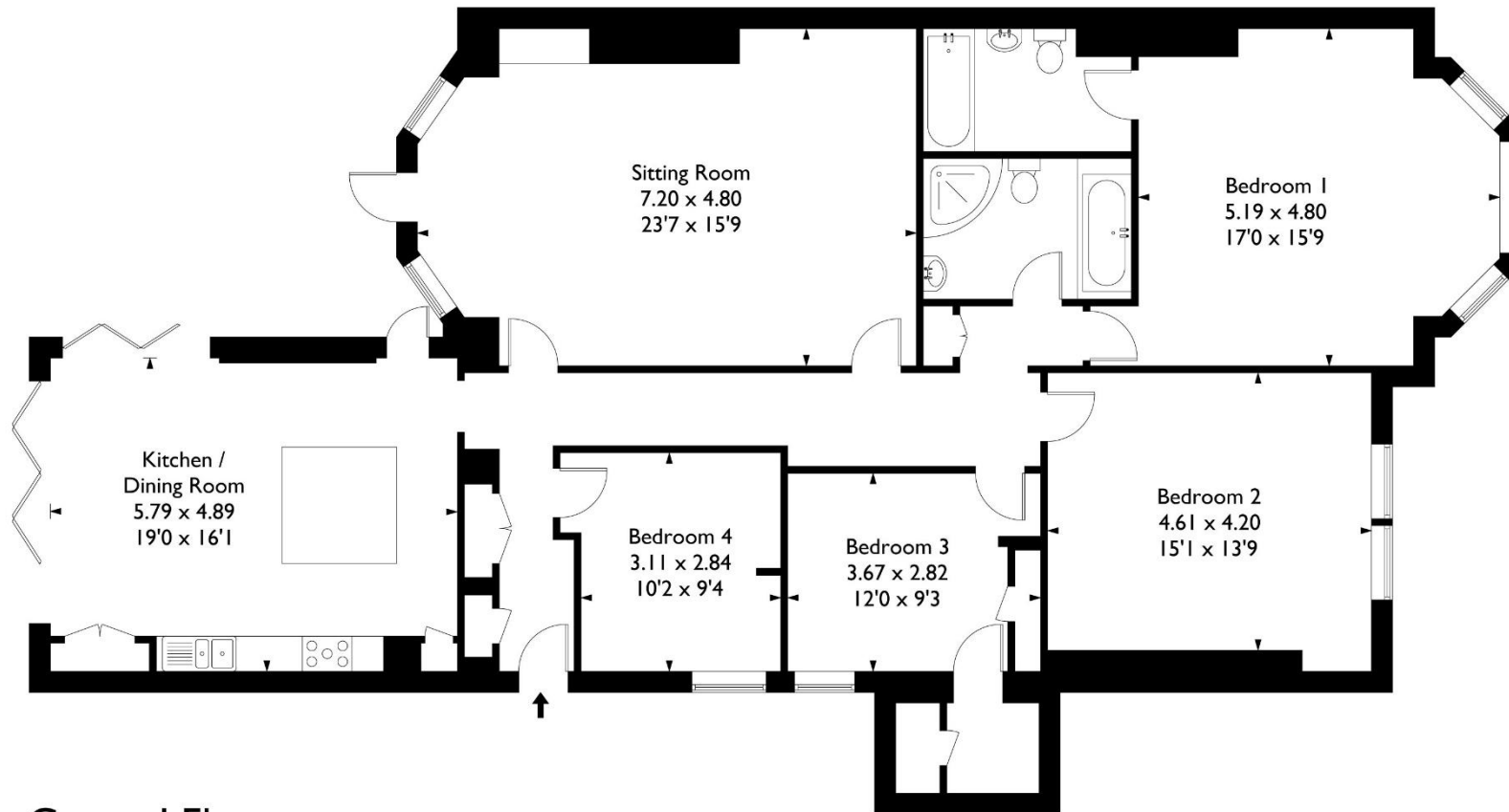
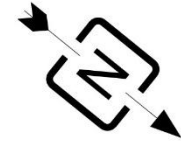
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





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Approximate Gross Internal Area 160.3 sq m / 1725.9 sq ft



Ground Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.