



First Floor Flat (Rear), Flat 4, Thurlestone House, 122 Pembroke Road
Guide Price £385,000

**RICHARD
HARDING**

First Floor Flat (Rear), Flat 4, Thurlestone House, 122 Pembroke Road Clifton, Bristol, BS8 3ER

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A well-presented 2 bedroom Victorian period apartment occupying the rear half of the first floor with stunning sitting/dining room, separate kitchen and the rare advantage of a covered parking space to the rear.

Key Features

- A wonderful location on Pembroke Road ideally positioned for Whiteladies Road, Clifton Village and the green open spaces of Durdham Downs
- **Accommodation:** entrance hallway, sitting/dining room, separate kitchen, bedroom 1, bedroom 2 and family bathroom/wc
- Located in the Clifton East (CE) residents parking zone
- Covered parking space to rear of the property with wooden storage shed
- Double glazed sash windows throughout (installed circa 2020)

ACCOMMODATION

APPROACH: from Pembroke Road, pathway leads to communal entrance door.

COMMUNAL HALL: a large and impressive communal hallway, steps leading up to first floor landing.

COMMUNAL VESTIBULE: accessed through obscure glazed panel doorway with obscure glass panelling to either side, ceiling corning, useful space for communal storage, front entrance door can be found on the left hand side.

ENTRANCE HALLWAY: access via hardwood door, a welcoming entrance hallway with ceiling pendant, telephone point, tall moulded skirting boards, 2 storage heaters, loft access hatch, entrance intercom system, dado rail. Airing Cupboard housing lagged hot water tank with useful shelving. Doors leading to kitchen, sitting/dining room, bedroom 1, bedroom 2 and family bathroom/wc.

KITCHEN: (8'6" x 7'0") (2.58m x 2.13m) a gloss white kitchen with a matching range of wall, base and drawer units with roll edged worktop over with matching upstand, stainless steel sink with drainer and swan neck mixer tap over, integrated stainless steel Bosch electric oven and 4 ring electric hob with extractor fan over and glass splashback, plumbing for washing machine, integrated Bosch dishwasher, space for upright fridge/freezer, 2 large sash double glazed windows overlooking rear elevation flooding the room with natural light, ceiling light pendant, extractor fan, tile effect vinyl flooring.

SITTING/DINING ROOM: (17'0" x 16'3") (5.18m x 4.95m) a wonderful dual aspect room with double glazed sash windows to the side and rear elevations with fitted blinds, ceiling corning, light pendant, picture rail, period feature fireplace, tv point, electric underfloor heating, wood effect flooring, ample space for both sofas and dining room furniture, tall moulded skirting boards.

BEDROOM 1: (12'1" x 9'2") (3.68m x 2.79m) a double bedroom with double glazed sash window overlooking the rear elevation, ceiling corning, ceiling rose with light pendant, electric Dimplex wall heater, picture rail, tall moulded skirting boards.

BEDROOM 2: (8'6" x 7'8") (2.58m x 2.33m) a light room with double glazed sash window to the rear elevation, wall mounted Dimplex electric heater, tall moulded skirting boards. Built in mezzanine bed with wooden ladder allowing study/storage space beneath.

BATHROOM/WC: a modern white bathroom suite comprising low level wc, wash hand basin set in large vanity unit with cupboards beneath, splashback with chrome edging, curved panelled bath with 'Mira' electric shower over, curved glass shower screen, quartz effect splashbacks, chrome bath mixer taps, towel radiator, recessed LED ceiling downlighters, extractor fan, tile effect flooring, shaver socket.





OUTSIDE

COVERED PARKING SPACE: located at the rear of the property, from the left-hand side the parking space is the fourth space in. There is a storage shed to the rear of this space.

COMMUNAL FRONT GARDEN: there is a lawned communal garden at the front of the property for the enjoyment of all residents in the building.

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 for the remainder of a 999 year lease from 21 October 1975. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £540. This information should be checked by your legal adviser.

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

PLEASE NOTE:

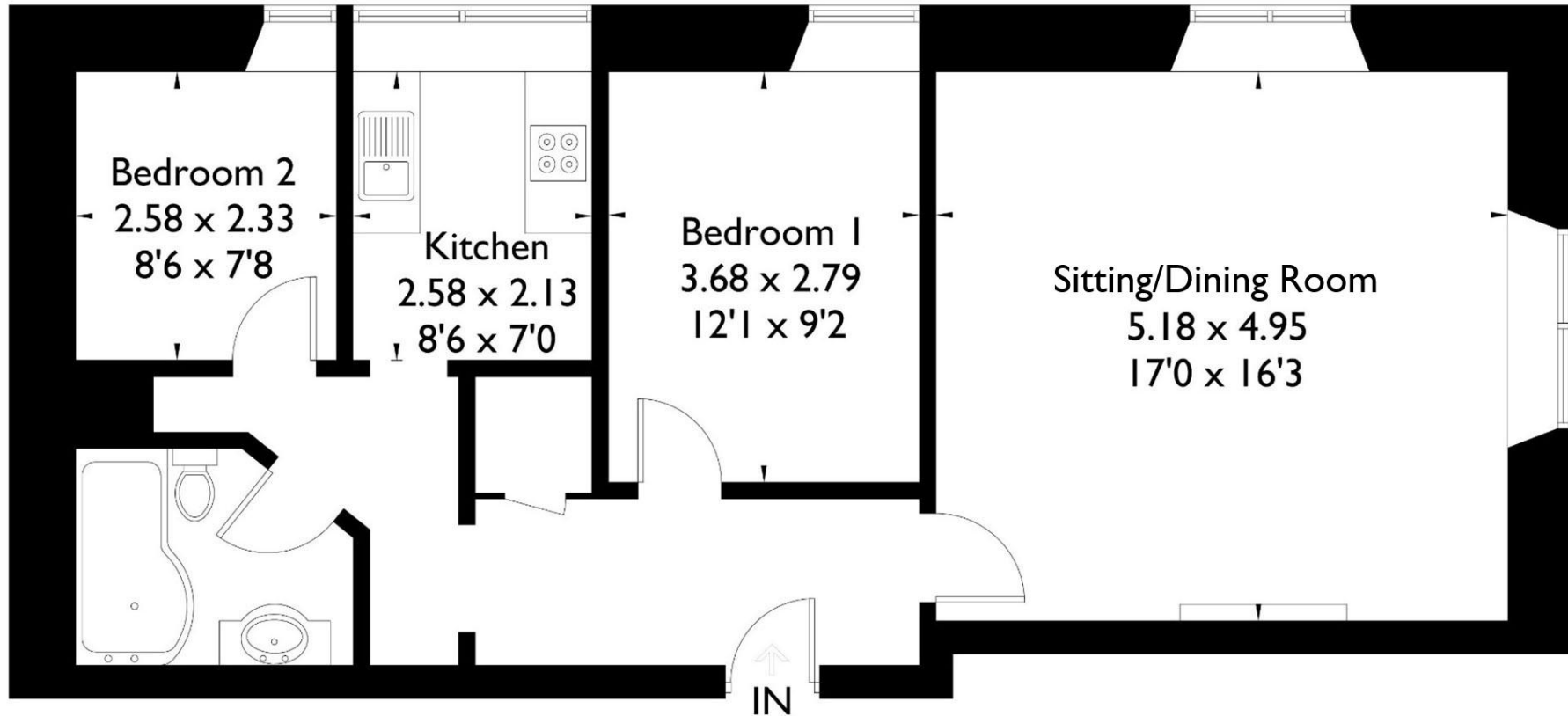
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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>
- The photographs may have been taken using a wide angle lens.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 | | |
| 55-68 | D | 58 D | 78 C |
| 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.

First Floor Flat, 4 Thurlestone House, Pembroke Road, Clifton, Bristol, BS8 3ER

Approximate Gross Internal Area = 67.0 sq m / 721 sq ft



Job Ref: 181767

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.