



First Floor Flat, 59 Alma Road

Guide Price £325,000

RICHARD
HARDING

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Clifton, Bristol, BS8 2DE

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An impressive and neatly presented 1 double bedroom first floor period converted apartment, situated just a level stroll from Whiteladies Road with its wonderful restaurants and Everyman cinema. Benefitting from an allocated off-street parking space.

Key Features

- Full of natural light, complemented by the high ceilings and double glazed sash windows throughout.
- Prime location on Alma Road, just a short level stroll from incredible local amenities, including the Everyman Cinema, Clifton Down rail station, Sainsburys Supermarket, Gail's Bakery and the fabulous independent restaurants, cafes and delis of Cotham Hill and Whiteladies Road.
- Offered with no onward chain.
- An incredibly roomy and larger than average (over 600 sq. ft.) 1 bedroom apartment with off-street parking, forming part of a beautiful Bath stone-fronted period building.

ACCOMMODATION

APPROACH: via a forecourt to the front, where there is an allocated parking space per apartment. The forecourt leads into a pathway to the communal front door that opens to:-

COMMUNAL HALL: staircase rising to the first floor where the private entrance to the apartment is straight ahead.

ENTRANCE HALLWAY: good sized entrance hallway with useful cupboard housing the Worcester gas central heating boiler with built-in shelving and a further high-level cupboard above. Coat hooks, low level storage drawers, ceiling hatch providing access to storage void in ceiling (great for suitcases etc.). Wall-mounted digital thermostat control for central heating. Doors radiating to:-

SITTING/DINING ROOM: (15'4" x 14'0) (4.68m x 4.26m) light and airy living space with wonderful high ceilings, picture rail, central double glazed sash window to the rear elevation, radiator and ample space for sitting and dining furniture. Door providing a sociable connection through to the:-

KITCHEN: (9'7" x 7'1") (2.91m x 2.16m) modern fitted kitchen comprising base and eye-level cupboards and drawers with roll-edged laminated worktops over and inset sink and drainer unit. Integral appliances include Neff double oven with Neff ceramic hob over, fridge/freezer, washing machine and tumble dryer. Part tiled walls, high ceilings with ceiling coving, extractor fan, radiator and plenty of natural light provided by the double glazed sash window to the rear elevation.

DOUBLE BEDROOM: (13'0 x 12'4") (3.96m x 3.76m) good sized double bedroom with wonderful high ceilings and picture rail. Plenty of natural light provided by the south-facing double glazed sash window to the front elevation. Radiator and large built-in wardrobe with integrated storage solutions including drawers, shelving and hanging rail.

BATHROOM/WC: white suite comprising panelled bath with system-fed dual headed shower over, low level wc with concealed cistern, wash handbasin set into Corrian counter with mixer tap and mirrored storage cabinet. Extractor fan, part tiled walls, radiator and double glazed sash window to front elevation.





OUTSIDE

OFF-STREET PARKING: the property has the rare advantage of an allocated off-street parking space situated in the forecourt at the front of the building. There are four spaces (one per apartment) and the first floor has the use of the second parking space in from the kerbside.

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.

ESTATE AGENTS ACT NOTICE: in accordance with the Estate Agents Act we are required to inform you that this property is owned by a member of our staff at Richard Harding Estate Agents.

TENURE: it is understood that the property is Leasehold for the remainder of a 999 year lease from 25 April 1985. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £135 which covers buildings insurance, cleaning and lighting of communal areas and periodic maintenance. This information should be checked by your legal adviser.

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

PLEASE NOTE:

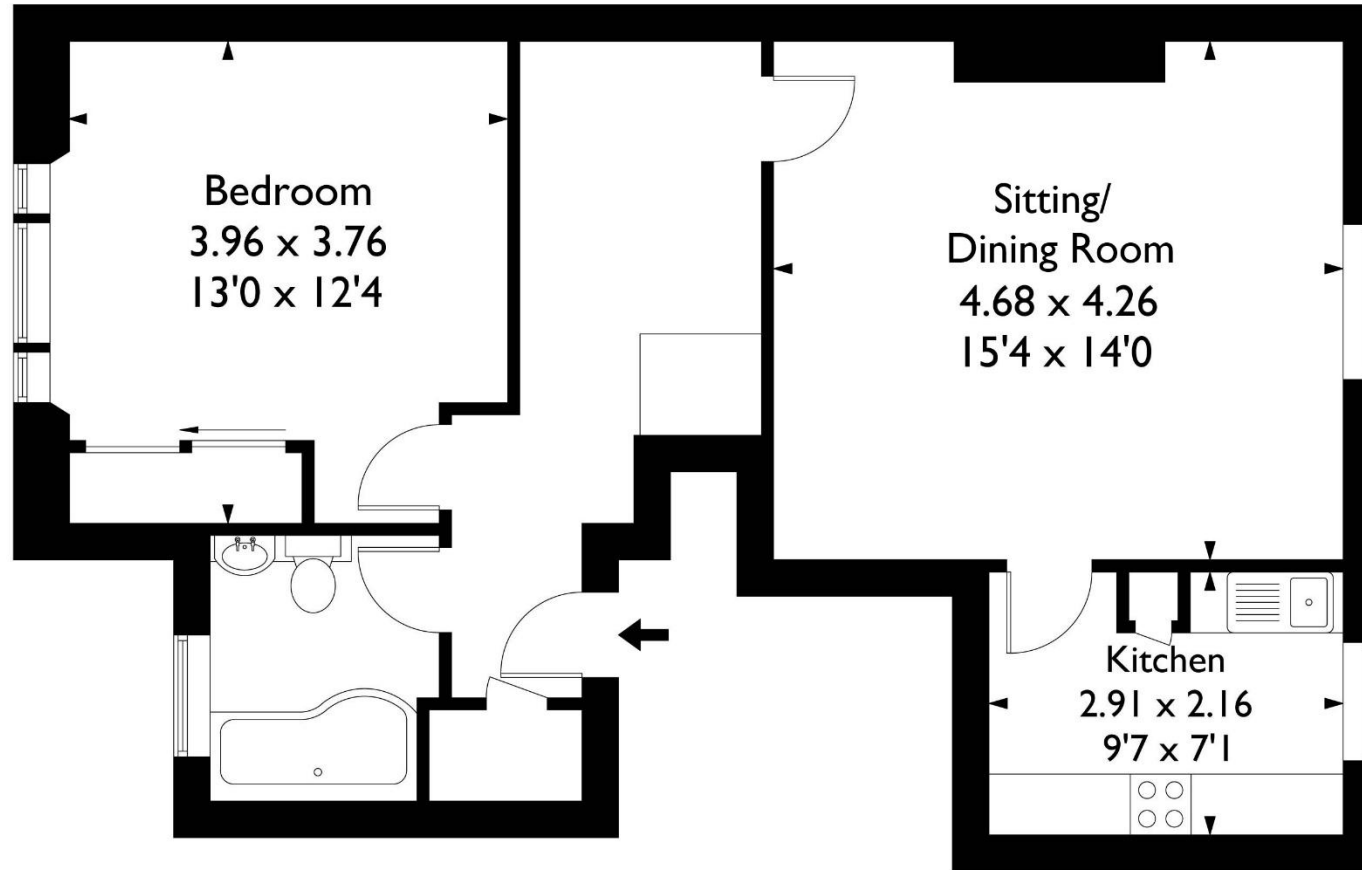
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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	66 D	75 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.

Alma Road, Clifton, Bristol BS8 2DE

Approximate Gross Internal Area 56.40 sq m / 607.20 sq ft



First 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.