



Ground Floor Flat, Flat 011 Royal Parade, Elmdale Road

Guide Price £310,000

RICHARD  
HARDING

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Tyndalls Park, Clifton, Bristol, BS8 1SY

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A 2 double bedroom, 2 bath/shower room ground floor apartment with kitchen open plan with adjacent sitting room and situated in central location on the cusp of Clifton Triangle.

## Key Features

- Set in an exceptionally convenient and central location on the doorstep of the hustle and bustle of the Clifton Triangle with a vast range of eateries, bars, shops and services. Close to so much on offer – the BRI, Whiteladies Road, BBC, Bristol University are all within easy reach. A stroll to the harbourside, Brandon Hill park and Clifton Village.
- Concierge service available Monday to Friday and lift access.
- Situated within the Central Parking Zone (CPZ)
- Forming part of a conversion of the former Dingles department store which blends a period exterior with a modern contemporary finish internally.
- All integrated kitchen appliances, electric heating and fully double glazed.
- **Accommodation:** entrance hallway, sitting room open plan with adjacent kitchen, bedroom 1 with en-suite shower room/wc, bedroom 2, bathroom/wc.
- **No onward chain.**

## ACCOMMODATION

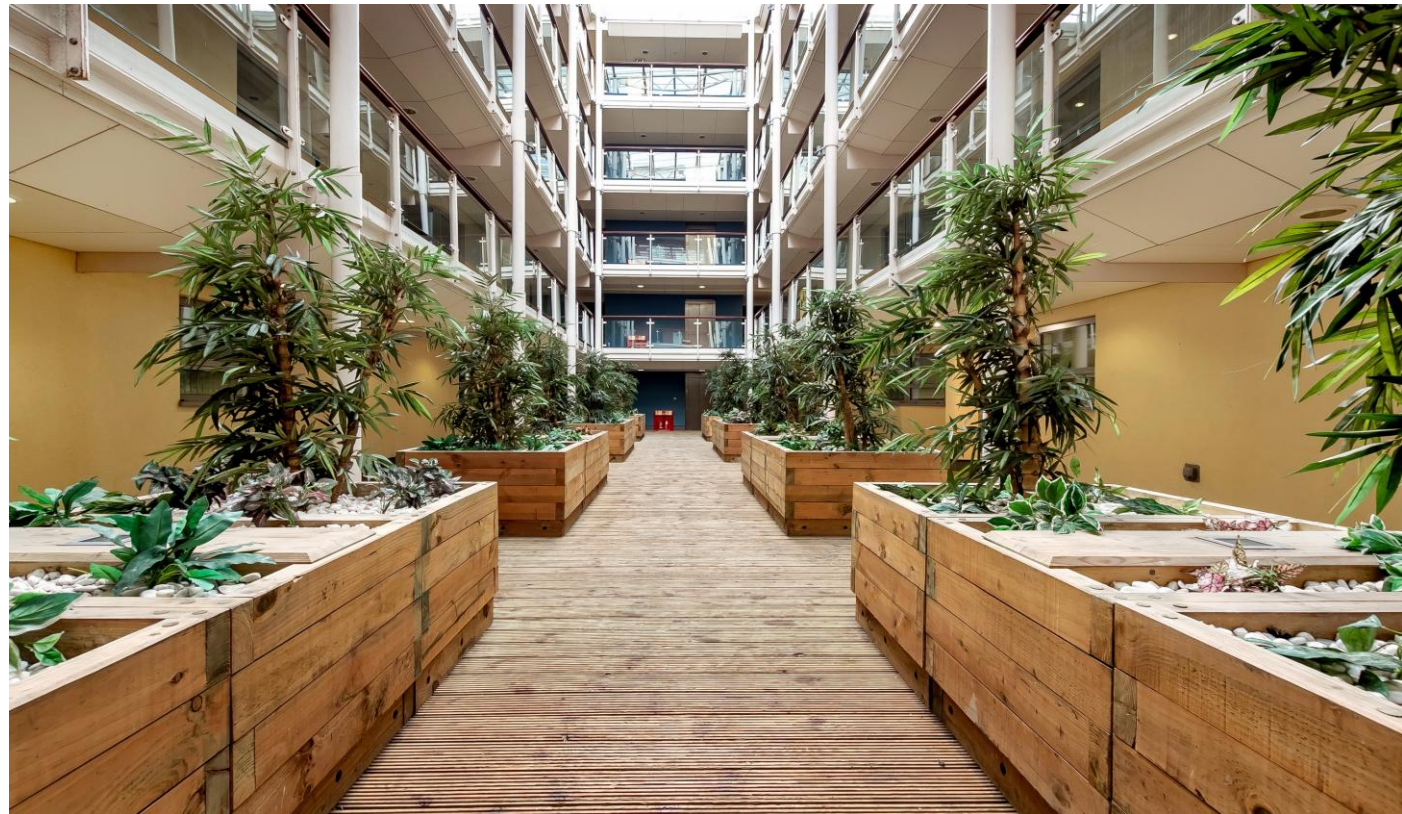
**APPROACH:** up a short flight of steps to communal entrance foyer with video intercom system, opens through to impressive open communal areas which provide access to the upper floors and the concierge is on this level. Towards the back of the communal area on the ground floor, a private numbered door leads into:-

**ENTRANCE HALLWAY:** central hallway providing access to all principal rooms. Wooden flooring, radiator, wall mounted video entry phone, cupboard with shelving. Further boiler cupboard with electric consumer unit.

### OPEN PLAN SITTING ROOM & KITCHEN: (19'11" x 15'5") (6.07m x 4.71m)

**Sitting Room:** open plan with adjacent kitchen but described separately; a pair of rounded arched wood framed windows to front elevation directly overlooking Clifton Triangle with secondary double glazing and balustrade, wooden flooring throughout and radiator. Two steps up to the raised kitchen above.

**Kitchen:** open plan with adjacent room but described separately; a generally J shaped worksurface arrangement with square edged granite worksurfaces with matching upstand, eye and floor level kitchen units, built-in fridge/freezer, electric 4 ring hob with matching Bosch oven below and stainless steel extractor hood over, full sized Neff dishwasher and Hotpoint washing machine. Integrated 1 1/3<sup>rd</sup> stainless steel sink with mixer tap and integrated worksurface drainer. Wooden flooring continues.





**BEDROOM 1: (17'4" x 10'1") (5.28m x 3.07m)** a two tiered room following the shape of the adjacent kitchen and sitting room, with rounded arched wood framed window to front elevation with secondary glazing and balustrade overlooking Clifton Triangle. Radiator. Two steps up to the raised section with built-in triple wardrobe and internal door through to:-

**En Suite Shower/wc:** shower cubicle into fully tiled enclosure with rainhead shower and further hose attachment, wc with concealed cistern, hand basin with mixer tap set into vanity unit, wall mirror, heated towel rail, shaving point and ceiling mounted extractor fan.

**BEDROOM 2: (13'1" x 10'0") (3.99m x 3.05m)** double glazed window back towards the communal parts, and radiator.

**BATHROOM/WC:** steel bath into partially tiled enclosure with mixer tap, shower, close coupled wc, hand basin with mixer tap, fixed wall mirror, tiled flooring, heated towel rail, shaving point and a ceiling mounted extractor fan.

**AGENTS NOTE:** This apartment is close to the second entrance to the building which is convenient for easy access to the recycling store, refuse store and the building benefits from lift access via one of the entrances, if required.

### **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.

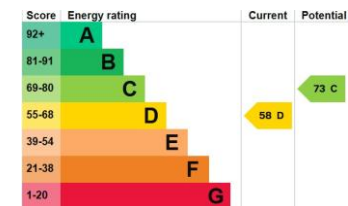
**TENURE:** it is understood that the property is leasehold for the remainder of a 999 year lease from 25 December 2001. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the service charge is £3,098 per annum. This information should be checked by your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: D

#### **PLEASE NOTE:**

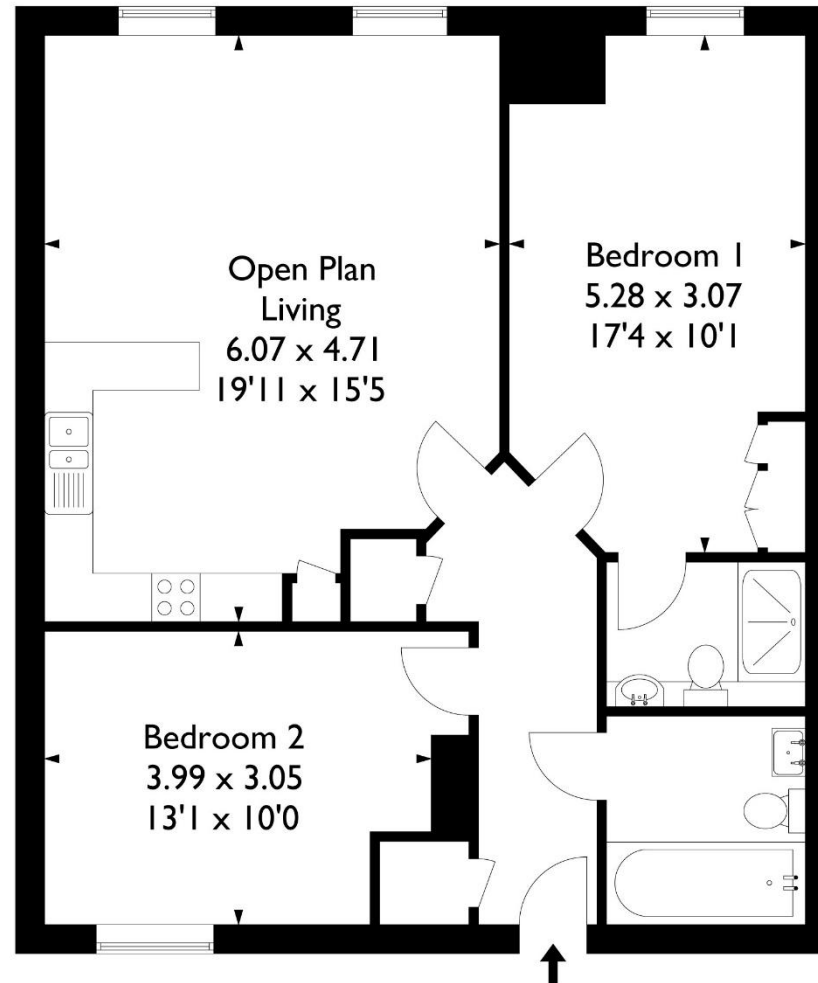
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum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



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

# Royal Parade, Elmdale Road, Tyndalls Park, Bristol BS8 1SY

Approximate Gross Internal Area 72.70 sq m / 782.20 sq ft



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.