

First Floor Flat, Flat 9 Contra, 40 Upper Belgrave Road

Guide Price £350,000

RICHARD HARDING

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Clifton, Bristol, BS8 2XW

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A larger than average (654 sq. ft.) and immaculately presented one double bedroom balcony apartment enjoying breathtaking south facing city views over Bristol and the rare advantage of a covered double car port for two vehicles.



Key Features

- **Prime Clifton location, fronting the green space of the Downs, in an elevated position enjoying magnificent views to the rear all of central Bristol towards the Dundry and Mendip hills. The property is just a short stroll from the superb restaurants, cafes and weekly farmer's market of Whiteladies Road as well as being within easy reach of Clifton village and other central areas.**
- **Lift access.**
- **Double car port providing off-road parking for two city cars or one large car plus additional hobby/storage space.**
- **A smart and inviting apartment with a period façade yet modern building behind offering the best of both worlds, making it the perfect base or home to explore the city.**





ACCOMMODATION

APPROACH: via the communal entrance where there is lift access and stair access to the first floor where you will find the private entrance to apartment 9. Door opens to:-

ENTRANCE HALLWAY: a welcoming well proportioned entrance hallway with high ceilings, inset spotlights, radiator and thermostat control for central heating. Double doors access the kitchen/dining/living area with further doors off to the double bedroom and bathroom.

OPEN-PLAN KITCHEN/DINING/LIVING ROOM: (**20'3" x 18'3"**) (**6.17m x 5.55m**) an incredibly well-proportioned open-plan living space measured together but described separately as follows:-

Kitchen: a modern fitted kitchen comprising base and eye level cupboards and drawers with granite worktops over and integrated appliances including fridge/freezer, full size Neff dishwasher, double oven, 5 ring gas hob and washing machine. Granite upstand, stainless steel splashback and extractor fan.

Living Area: high ceilings with inset spotlights, wall lighting, radiator, double glazed window to rear elevation and double glazed double doors leading onto a Juliet balcony offering breathtaking cityscape views over Bristol towards the Dundry and Mendip hills. Wall mounted Vaillant gas central heating boiler, concealed within one of the kitchen units.

BEDROOM: (**15'9" x 14'3"**) (**4.80m x 4.34m**) an incredibly generous double bedroom with bay window to front comprising double glazed sliding sash style windows offering a lovely leafy outlook through the trees over Upper Belgrave Road and towards the Downs. Further double glazed window beside the bay and a range of built in wardrobes with hanging rail and shelving.







BATHROOM/WC: a large bathroom with a white suite comprising panelled bath with a system fed shower over and shower screen. Wash hand basin built into a counter, low level wc with concealed cistern, heated towel rail, feature arched double glazed window to front with views over the Downs and good sized corner cupboard perfect for the hoover, storage etc.

OUTSIDE

OFF-ROAD PARKING: the property has the incredibly rare advantage of a double car port gated beneath the building, accessed off Belgrave Hill behind. Covered parking for two city cars or one large vehicle plus additional space for secure bicycle sheds etc.

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.

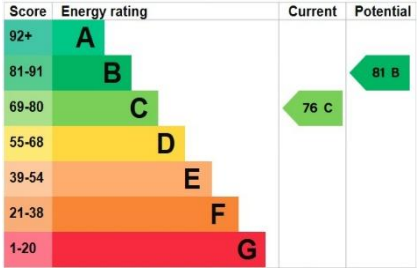
TENURE: it is understood that the property is Leasehold for the remainder of a 125 year lease from 1 January 2003. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £231.69. This information should be checked by your legal adviser.

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

PLEASE NOTE:

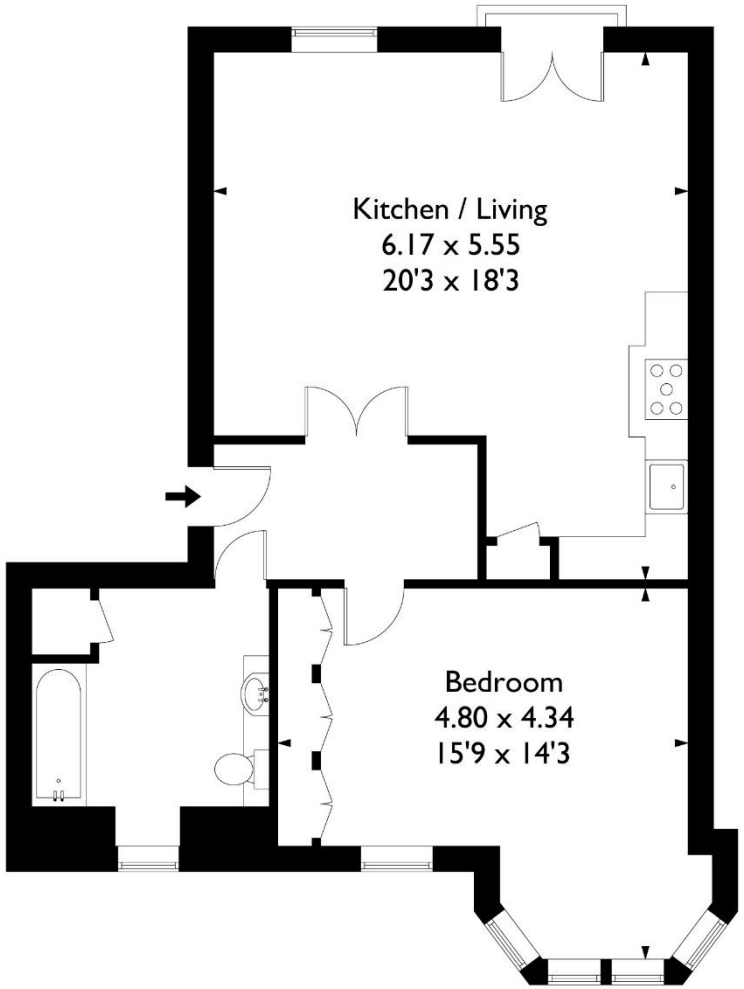
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for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

Upper Belgrave Road, Clifton, Bristol BS8 2XW

Approximate Gross Internal Area 60.80 sq m / 654.30 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.

The Property Ombudsman RICS

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