Second Floor Flat, Flat 3, The Picture House, 44 Whiteladies Road

Guide Price £400,000

RICHARD HARDING

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Clifton, Bristol, BS8 2NH

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A light and airy two-bedroom apartment forming part of the recently converted Picture House development. Located on the corner of Melrose Place and Whiteladies Road, directly above the Everyman cinema. We feel this exact position gives a sense of the Clifton residential community as well as the plethora of amenities found along this desirable high street.

Internally the open plan living space, has a dual aspect. Giving a directly south and south easterly aspect, filling this room with natural light and open views via the building side elevation.

This space is open plan, yet its cleverly zoned and large enough to comfortably house a generous sitting area and a fully equipped kitchen with breakfast bar.

Both bedrooms are doubles and include built in wardrobes. The master features an en-suite shower and the second bedroom enjoys a balcony. A separate well-appointed bathroom offers further flexibility.

Key Features

- **A generous and modern apartment found in a favoured Clifton location, on the corner of Melrose Place and Whiteladies Road.**
- **This highly regard position gives immediate access to many amenities.**
- **The interior is very well presented throughout and is full of natural light, given its orientation and dual aspect.**
- **Both bedrooms are doubles; the master features a smart ensuite shower room.**
- **720.40 sq. ft / 66.90 sq. m – EPC - D**

ACCOMMODATION

APPROACH: from the road, there is a communal entrance to the side of the Everyman Cinema which leads into the communal hallway, with stairs rising two floors to the private entrance.

ENTRANCE HALLWAY: doors radiate to all principal rooms.

KITCHEN/LIVING ROOM: (**21'10" x 14'3"**) (**6.65m x 4.35m**) fully open-plan kitchen/dining/living space. Wooden floor. Dual aspect with windows overlooking Whiteladies Road and along the side street. The kitchen has a mixture of wall and base level units. Quartz worksurfaces with double stainless-steel sink with chrome mixer tap over. Integrated electric hob and oven. Built-in full-size dishwasher and washer/dryer. Breakfast island with quartz worktop.

BEDROOM 1: (**11'3" x 9'5"**) (**3.42m x 2.86m**) double set of glazed windows to side elevation overlooking Melrose Place. Built-in storage, carpeted floors and access to:-

En-Suite Bathroom: generous curved glass enclosed shower with chrome thermostatic shower value, chrome heated towel radiator, white ceramic toilet and vanity style sink with chrome mixer tap over and storage below.

BEDROOM 2: (**11'3" x 9'0"**) (**3.42m x 2.74m**) carpeted floor, chalkboard painted wall finish, window to side elevation overlooking Melrose Place. Glazed door opening to Juliet balcony.

BATHROOM/WC: tiled floor, half tiled walls, large bath with shower over featuring a chrome thermostatic shower valve and double tap over with glass shower screen. Vanity style sink with chrome style mixer tap.

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 2017. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £147.37. This information should be checked by your legal adviser.

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

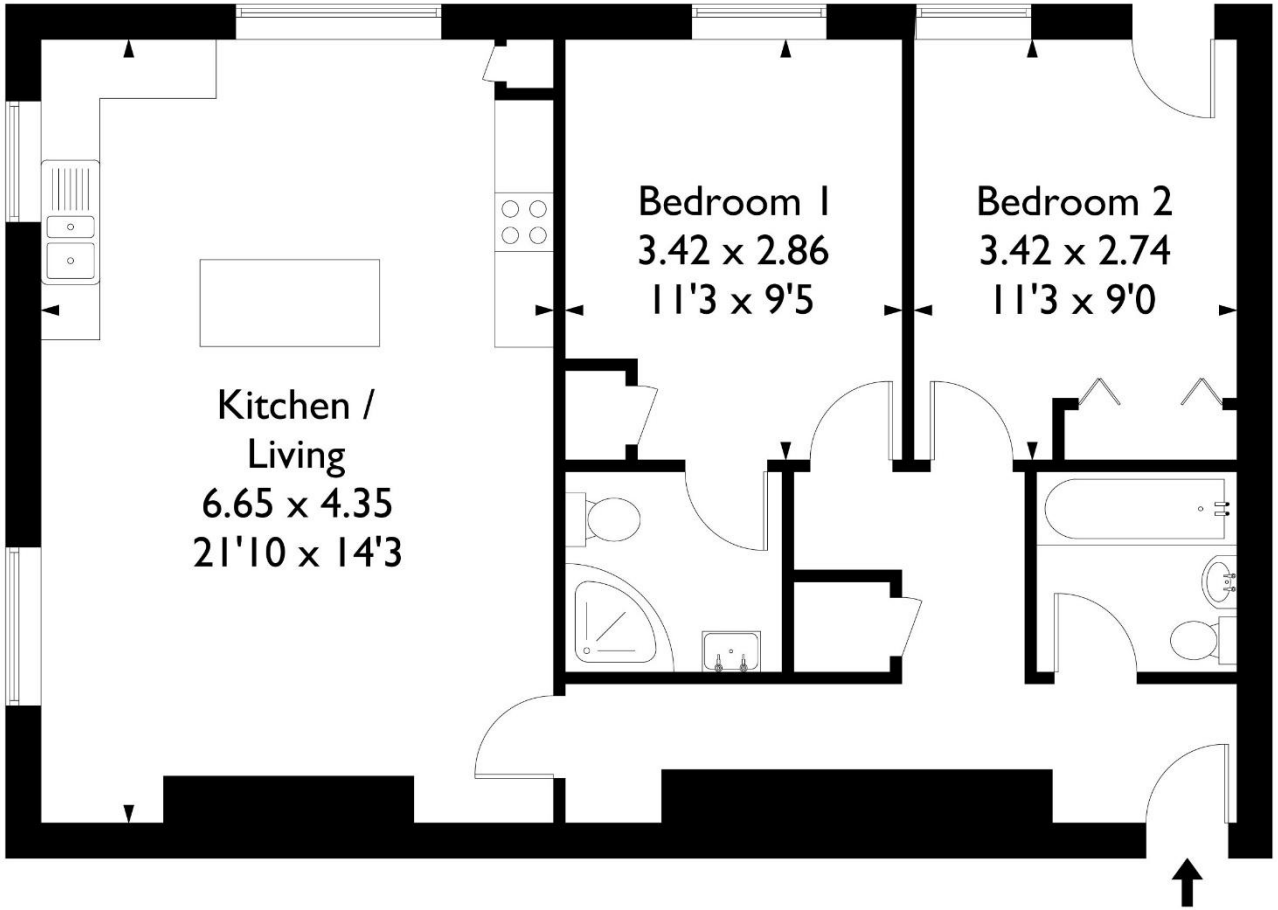
PLEASE NOTE:

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.

Whiteladies Road, Clifton, Bristol BS8 2NH

Approximate Gross Internal Area 66.90 sq m / 720.40 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.

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