



Garden Flat, 17 Buckingham Vale
Guide Price £700,000

RICHARD
HARDING



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Clifton, Bristol, BS8 2BU

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A stylish and beautifully presented 2 double bedroom, 2 bath/shower room garden apartment with private entrance, secure gated off-street parking and landscaped section of the garden.

Key Features

- Located in an attractive side street in a convenient and much sought after location close to Clifton Village, Whiteladies Road, Durdham Downs and Park Street, yet within easy reach of the Harbourside and City Centre.
- The apartment has a wealth of period features including sash windows, these seamlessly combine with the contemporary additions of superlative quality.
- **Accommodation:** open-plan kitchen/living/dining room, cinema room, utility room, inner hall, 2 double bedrooms (one with en-suite shower room) and family bath/shower room.
- **Outside:** gated off-street parking for 3 cars, gorgeous garden with well stocked borders.
- Located in the Clifton East (CE) residents parking zone.
- Offered to the market with no onward chain ensuring a prompt and convenient move.
- An exceptional apartment that enjoys many charming features with a beautiful, well-stocked landscaped section of the garden.





ACCOMMODATION

APPROACH: from Buckingham Vale via secure electric gate which opens to the driveway. Driveway leads past the private garden and towards the private entrance for this flat. Inset entry mat and wood panelled door opens to:-

ENTRANCE HALLWAY: inset ceiling spotlights, 2 radiators, tall moulded skirting boards, bespoke fitted storage cupboards housing Valliant combi boiler and plenty of storage. Access to all principal rooms.

KITCHEN/LIVING/DINING ROOM: (26'3" x 16'3") (8.00m x 4.96m) an incredibly welcoming space flooded with natural light via the three floor-to-ceiling wooden sash windows in the bay overlooking the private garden. Measured as one, but described separately as follows:

Kitchen: a range of wall and base units with square edged wooden worksurface over and tiled splashback, stainless steel sink with swan neck mixer tap and drainer unit, integrated Beko dishwasher, integrated oven with 4 ring electric hob over and Cooke and Lewis cooker hood. Inset ceiling spotlights and Fridgemaster fridge/freezer.

Living Space: tall moulded skirtings, picture rail, two ceiling light points and two radiators. Spiral staircase leading down to:-

CINEMA ROOM/SNUG: (15'2" x 13'9" with 6'4"/1.93m ceiling height) (4.63m x 4.19m) tall moulded skirting boards, radiator, inset ceiling spotlights and opening to large storage cupboard.

UTILITY: (13'8" x 5'3") (4.17m x 1.60m) previously used as bedroom 3/study the current owners have converted this into a perfect utility space with double glazed upvc sash window to front elevation, undercounter washing machine and separate undercounter tumble dryer. Tall moulded skirting boards, central ceiling light point and a radiator.

BEDROOM 1: (17'0" x 13'10") (5.17m x 4.21m) a generous size principal bedroom with fitted wardrobes, wooden sash window to rear elevation with window seat, tall moulded skirting boards, picture rail, radiator and central ceiling light point. Two doors, one of which leads to the undercroft vaults and the other leads to:-

En-Suite Shower Room: white suite comprising low level wc, pedestal wash hand basin with mixer tap, glass shower cubicle with electric shower, fully tiled walls and floor, central ceiling light and extractor fan.

Storage Vault: (19'10" x 14'1") (6.05m x 4.29m) a large, spacious and useful storage space with electric and water sources.

BEDROOM 2: (11'7" x 8'10") (3.54m x 2.70m) tall moulded skirting boards, radiator, wooden multi-paned window to side elevation, central ceiling light point and alcove storage currently used as a wardrobe.

FAMILY BATHROOM: white suite comprising low level wc, pedestal wash hand basin with separate hot and cold taps, panelled bath with glass shower screen and mains fed shower over, fully tiled walls and ceiling, mains heated towel rail, central ceiling light point and an extractor fan.



OUTSIDE

GARDEN: secure boundary walls, mature shrub borders, patio with ample space for furniture to enjoy the afternoon sun.

PARKING: off street parking for up to 3 cars via secure electric gates.

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 3 March 2004. It is also understood this property benefits from a Share of Freehold. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £100. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

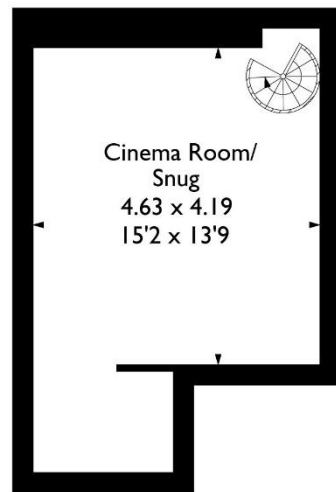
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



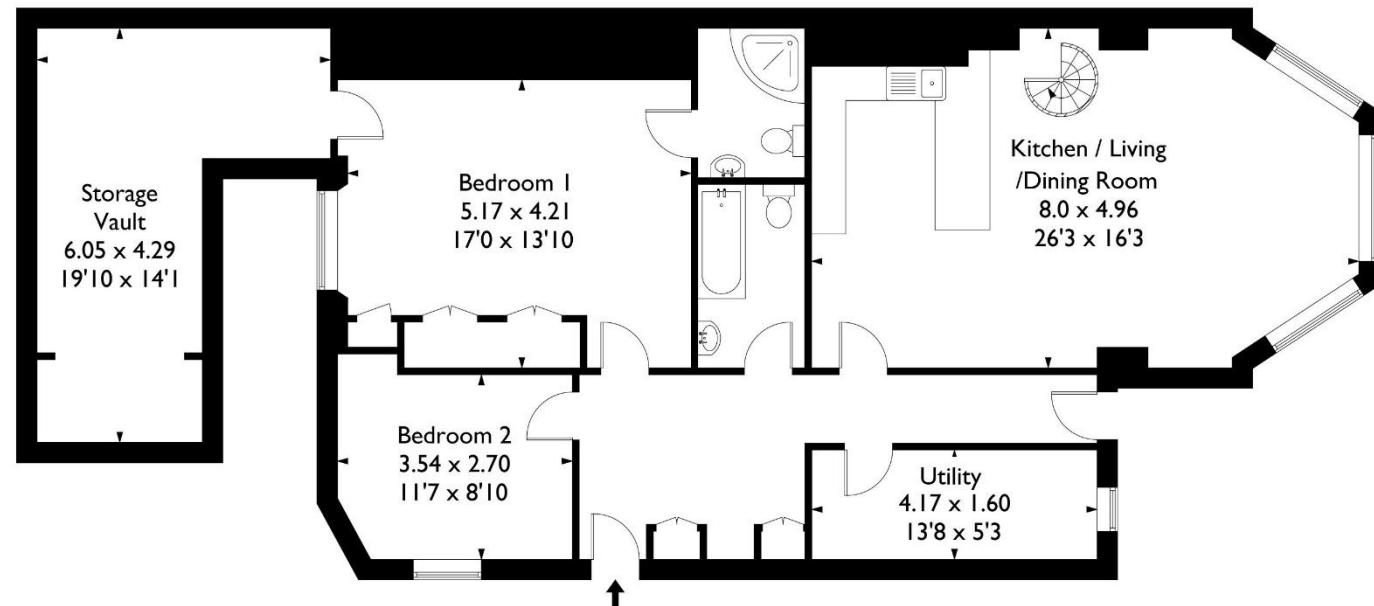


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Approximate Gross Internal Area 121.10 sq m / 1303.0 sq ft



Lower Ground Floor



Ground 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.