


# Flat 1, Sion Court, 28 Sion Hill

Guide Price £475,000

RICHARD HARDING

# Flat 1, Sion Court, 28 Sion Hill

Clifton, Bristol, BS8 4AZ

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**A beautifully presented Grade II listed courtyard flat offering stylish and spacious accommodation. The property features 2 generous double bedrooms, a superb open plan living and kitchen area, a private terrace and the added benefit of off street parking. Combining period charm with contemporary living this exceptional flat is offered with no onward chain.**



### Key Features

- **Set within a Grade II listed building**
- **Off street parking**
- **Located on a highly favoured road a short distance from Clifton Village and Clifton Suspension Bridge.**
- **Wet underfloor heating throughout**
- **Accommodation:** open plan kitchen/dining/living room, internal hallway, bedroom 1, bedroom 2, boot room, utility with access to shower room/wc, storage room.
- **Outside:** private courtyard and separate terrace
- **Offered with no onward chain**





## ACCOMMODATION

**APPROACH:** from pavement, steps lead down to private front door, opening to:-

**BOOT ROOM:** (**5'7" x 5'0"**) (**1.70m x 1.52m**) sash windows to side elevation, built-in Belfast sink. Door through to:-

**INTERNAL HALLWAY:** underfloor heating, light points, access to kitchen, bedroom 1, bedroom 2 and shower room/wc. Built-in storage cupboard.

**BEDROOM 2:** (**12'1" x 9'2"**) (**3.68m x 2.80m**) single glazed sash windows looking onto front elevation, underfloor heating, light point.

**UTILITY:** (**10'4" x 2'11"**) (**3.14m x 0.88m**) light point, space and plumbing for washing machine, built-in shelving. Access to:-

**SHOWER ROOM/WC:** enclosed walk-in shower with waterfall feature over, wc, heated towel rail, light point, marble effect flooring with underfloor heating, stand-alone hand basin with mixer tap, eye level lit mirror with cabinet behind.

**BEDROOM 1:** (**15'11" x 12'8"**) (**4.85m x 3.85m**) double glazed French doors to courtyard, underfloor heating, light point, access to walk-in wardrobe.

**KITCHEN:** (**12'1" x 6'5"**) (**3.67m x 1.96m**) base and eye level units, three light points, access to private courtyard. Stainless steel taps, built-in oven with Smeg electric induction 4 ring hob, built-in extractor fan, underfloor heating. Opening through to:-







**DINING/LIVING ROOM:** (**18'5" x 9'9"**) (**5.62m x 2.97m**) double glazed bi-folding doors to rear elevation opening to rear terrace, LVT flooring with underfloor heating, light point.

## OUTSIDE

**REAR TERRACE:** accessed from the car park via paved steps, with outside power socket (offering the potential for charging of an electric vehicle) and a water tap. Bi-folding doors open to dining/living room.

**PRIVATE COURTYARD:** (**11'5" x 10'2"**) (**3.47m x 3.10m**) with wooden decking, storage cupboard and three light points.

**REAR PARKING:** the property benefits from an allocated parking space at the rear of the building, marked 'Reserved parking for Flat 1'.

## 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 10 August 1976, with an annual ground rent of £10 p.a. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the annual service charge is £2,000 (paid in four quarterly instalments of £500). This information should be checked by your legal adviser.

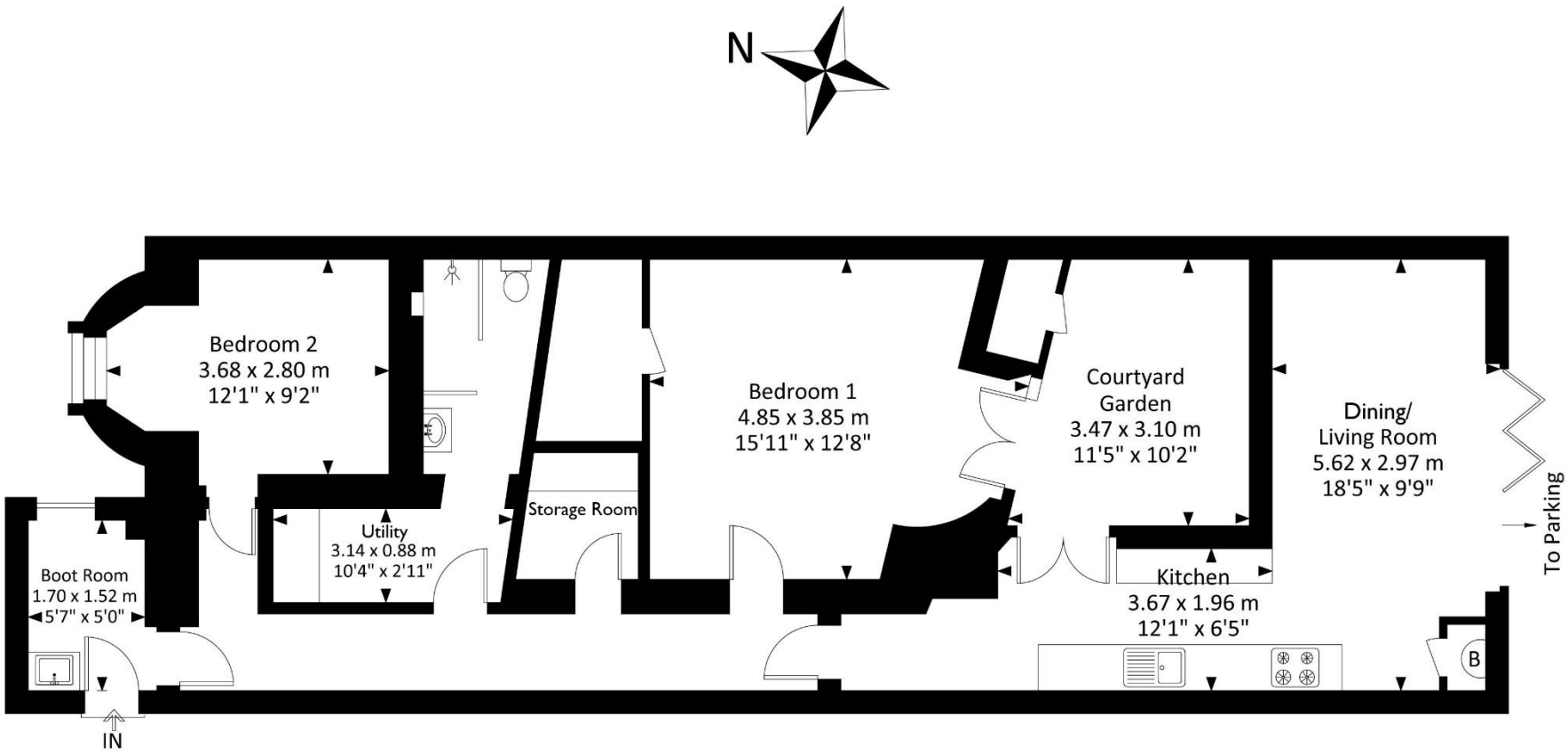
**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: D

**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.

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Approximate Gross Internal Area = 959.81 sq ft / 89.17 sq m




Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.


The Property Ombudsman RICS

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