



First Floor Flat, 96 Pembroke Road
Guide Price Range £525,000 - £550,000

RICHARD
HARDING

First Floor Flat, 96 Pembroke Road

Clifton, Bristol, BS8 3EQ

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Set within an elegant and impressive detached Victorian period building near to Clifton Village - a beautiful 2/3 bedroom first floor apartment with good sized sitting/dining room (22ft x 16ft) and separate kitchen.

Key Features

- Ideally situated within a short stroll of Clifton Downs, Clifton Village and the vibrant cafes, shops and restaurants of Whiteladies Road.
- There is a spacious sitting/dining room having central fireplace and three multi-paned sash windows enjoying a sunny orientation.
- Separate kitchen comprehensively fitted with base and eye level units plus integrated dishwasher and washing machine.
- Two good size double bedrooms plus occasional third bedroom/study.
- The apartment has a wealth of period features including ornate moulded plasterwork, period fireplace and multi-paned sash windows.
- **Accommodation:** reception hall, sitting/dining room, kitchen, 2 double bedrooms, study/occasional third bedroom, family bathroom/wc.
- **Outside:** useful private storage rooms for bikes etc.
- A very special apartment that enjoys many charming period features and plenty of natural light via tall sash windows.
- Sold with no onward chain making a prompt move possible.

ACCOMMODATION

APPROACH: from the pavement, there are impressive stone pillars with vehicular access onto a brick paved off-street parking area. A shallow flight of steps rise to an impressive pillared portico with solid wooden double doors opening to:-

COMMUNAL HALLWAY: ornate moulded corning, main switchboard control cupboard, turning staircase with obscure glazed sash window to side rising to the first floor landing. Four panelled private door with brass door furniture opening to:-

RECEPTION HALL: a most welcoming entrance to this spacious apartment, having tall moulded skirtings, simple moulded corning, wall light point, ceiling light point, main switchboard control, raised height storage cupboard. Four panelled doors with moulded architraves, opening to:-

SITTING/DINING ROOM: (21'7" x 15'6") (6.58m x 4.72m) a good sized principal reception room having three multi-paned sash windows to the front elevation which enjoy a south-westerly aspect and therefore the evening sun. Central ornately carved mantle piece with slate hearth, tall moulded skirtings, picture rail, simple moulded corning, recessed book shelving, four radiators, two ceiling light points.

KITCHEN: (12'0" x 10'10") (3.65m x 3.30m) comprehensively fitted with an array of base and eye level units combining drawers, cabinets and wine rack. Roll edged granite effect worktop surfaces with mosaic splashback tiling and pelmet lighting, stainless steel sink with draining board to side and mixer tap over. Space for electric oven with wall mounted stainless steel extractor hood over, space for fridge, space for freezer, integral dishwasher, integral washing machine, wood effect vinyl flooring, moulded skirtings, picture rail, multi-paned sash window to the rear elevation, radiator, raised height storage cupboard, ceiling light point. Concealed wall mounted Vaillant gas fired combination boiler.

BEDROOM 1: (16'0" x 14'3") (4.87m x 4.35m) multi-paned sash window to the rear elevation with radiator below, tall moulded skirtings, picture rail, simple moulded corning, additional radiator, ceiling light point.

BEDROOM 2: (15'4" x 10'8") (4.66m x 3.26m) a pair of multi-paned sash windows to the front elevation enjoying a south-westerly aspect, tall moulded skirtings, picture rail, simple moulded corning, radiator, ceiling light point.





STUDY/BEDROOM 3: (12'0" x 5'10") (3.66m x 1.77m) multi-paned sash window to the rear elevation with deep sill, picture rail, radiator, ceiling light point.

FAMILY BATHROOM/WC: (7'0" x 6'10") (2.13m x 2.08m) panelled bath with mixer tap and telephone style shower attachment plus fully tiled surround. Low level dual flush wc. Pedestal wash hand basin with hot and cold water taps. Wood effect vinyl flooring, obscure multi-paned sash window to the side elevation, Victorian style radiator, picture rail, extractor fan, ceiling light point.

OUTSIDE

Situated at the rear of the building there are four storage rooms (the third along belonging to the apartment). An ideal space for bicycles and sporting equipment etc., accessible via a pedestrian gate.

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 1 January 1977. We understand that the property also owns a share of its Freehold. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £175. 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.

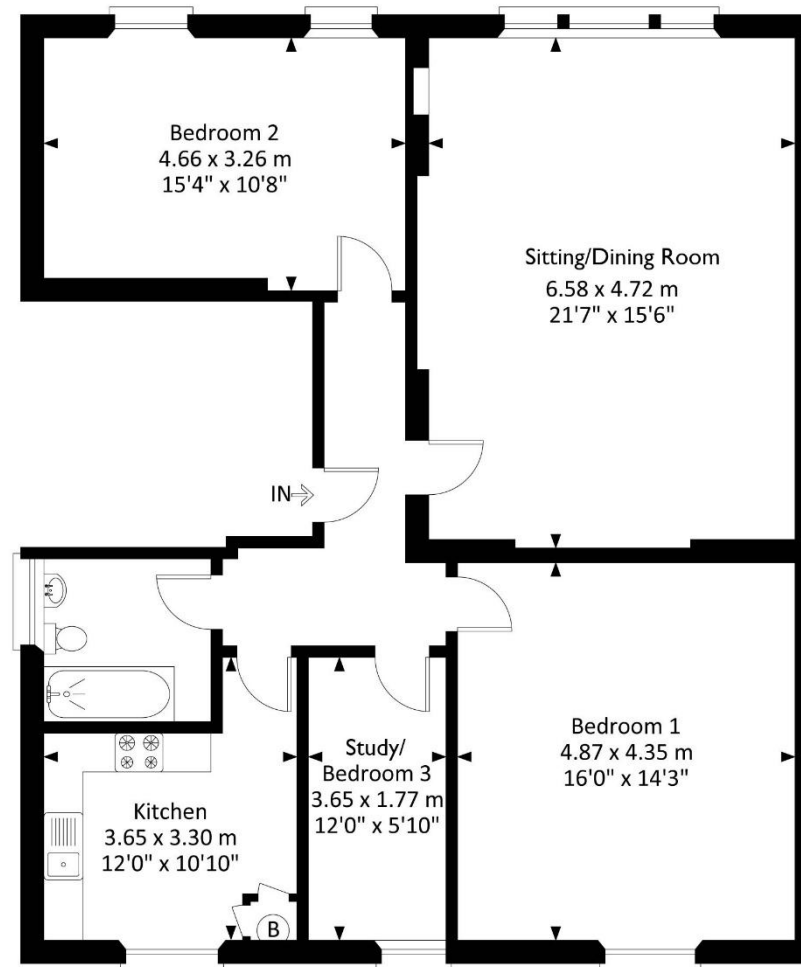


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 = 1079.62 sq ft / 100.30 sq m



First Floor

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