



Raised Hall Floor Flat, Flat 4, Granby House, Granby Hill

Guide Price £300,000

RICHARD
HARDING

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Clifton, Bristol, BS8 4LT

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A 2 bedroom Raised Hall Floor Flat set within a substantial Grade II listed mid-Georgian house and benefitting from no onward chain.

Key Features

- Large Grade II listed detached Georgian house converted to flats, historically known as Rutland House and dates to c1760.
- Gas central heating.
- Communal bicycle rails.
- Within the Clifton conservation area and CH residents parking scheme.
- A 5 minute walk to Clifton Village and harbourside.
- Offered with no onward chain making a prompt move possible.

ACCOMMODATION

APPROACH: via a communal door entrance through particularly obscured glazed wooden door, followed by stairs leading onto first floor which has the property entrance.

ENTRANCE HALLWAY: L-shaped hallway providing access to all principal rooms, master bedroom, second bedroom, kitchen/diner, bathroom. The hallway includes one radiator and two ceiling lights. Vinyl flooring throughout.

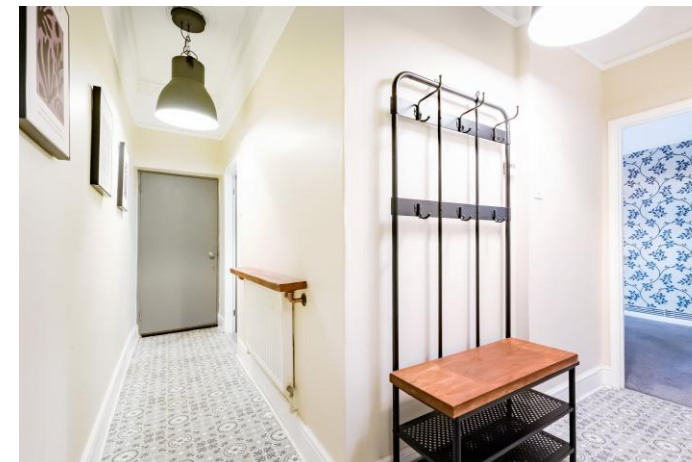
SITTING ROOM: (16'10" x 12'0") (5.12m x 3.82m) three wood frame sash windows into shallow bay built in wooden shutters to front elevation, radiator underneath followed by a second radiator leading to the entrance of the kitchen. Built in corner storage unit, and cornicing throughout the ceiling.

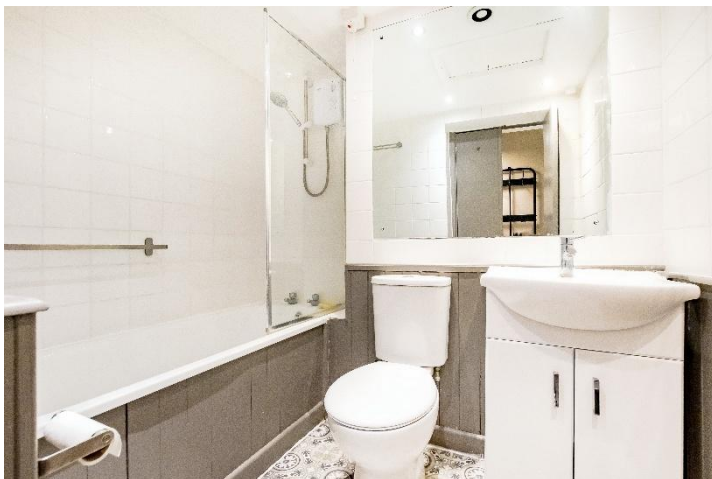
KITCHEN: (6'11" x 6'6") (2.10m x 1.98m) wood framed single glazed window to side elevation, fitted kitchen with eye level cabinets, radiator, free standing stainless steel oven and electric hob with a stainless steel extractor fan. Green subway tiles. White ceramic single bowl sink with integrated draining area on the left. The kitchen has space for washing machine and fridge/freezer, wooden flooring throughout.

BEDROOM 1: (14'3" x 9'7") (4.35m x 2.92m) double wood framed sash window to rear elevation, double built in standing wardrobe and radiator.

BEDROOM 2: (10'8" x 7'0") (3.26m x 2.14m) a wood framed sash window to rear elevation with built in wooded shutters and radiator.

BATHROOM/WC: partially tiled room with vinyl flooring, partially tiled walls, lower half has a dark grey panelling. Small size grey bath with electric shower, hand basin with storage underneath and wc.





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 1973. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the service charge is £1,300 p.a.. This information should be checked by your legal adviser.

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

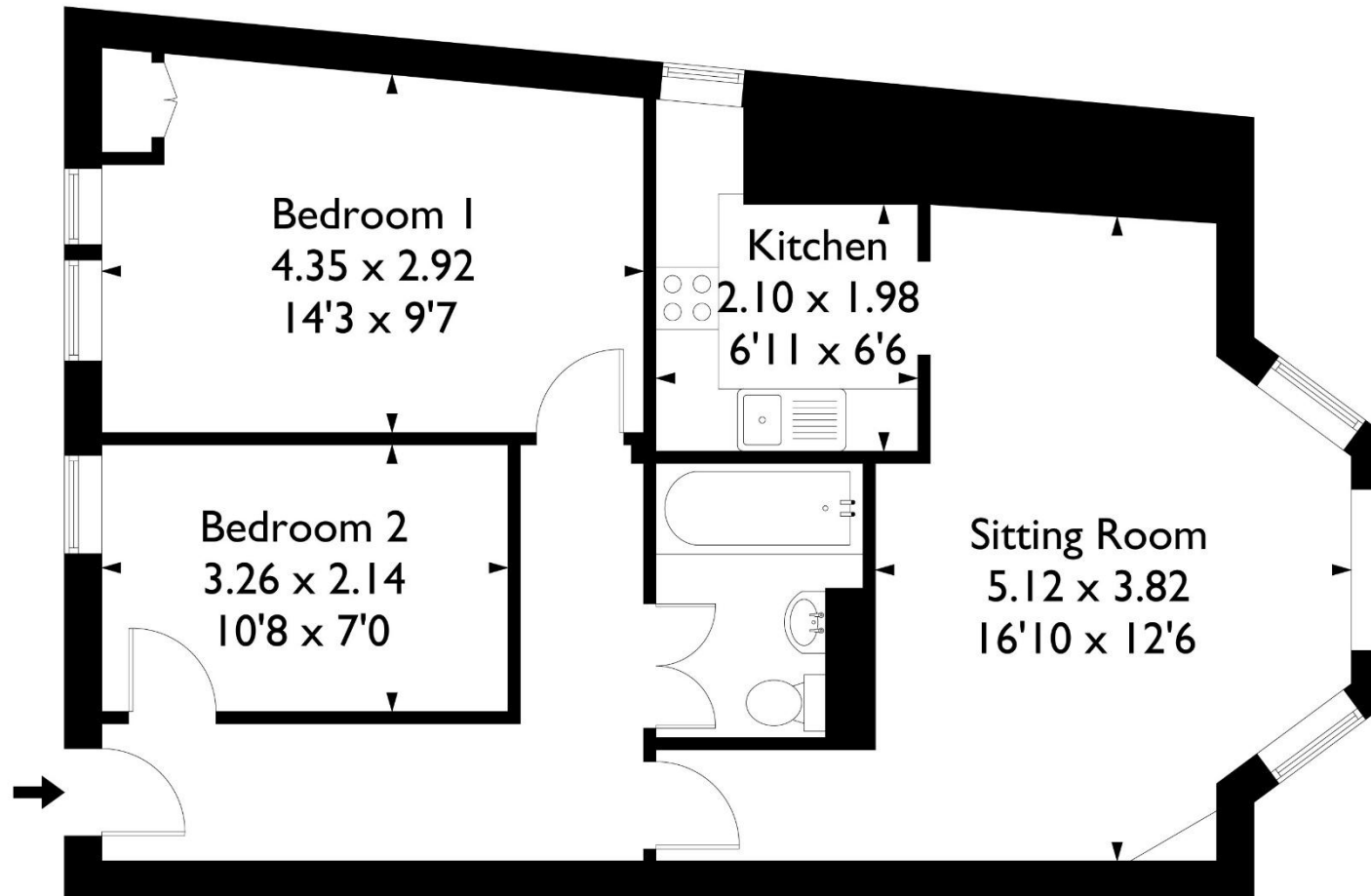
PLEASE NOTE:

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.

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Approximate Gross Internal Area 57.50 sq m / 618.80 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.