



Second Floor Flat, 31 Royal Park

Guide Price £350,000

**RICHARD
HARDING**

Second Floor Flat, 31 Royal Park

Clifton, Bristol, BS8 3AN

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A 2 double bedroom second floor apartment with adjoining staircase, within a short distance of Clifton Village and the green open spaces of Victoria Square, Christchurch Green and Clifton Downs.

Key Features

- A superbly located top floor apartment, forming the highest floor of an appealing Victorian property, four windows in width.
- Full height (2.57m) ceilings, with an abundance of light from windows to front, rear and skylights.
- Excellent views over Clifton, a moments' walk from Christchurch Church of England Primary School and Victoria Square.
- Benefitting from an adjoining staircase, so accessed from first floor level.
- Wood framed double glazed sash windows to front elevation.
- Modern boiler
- Separate kitchen
- Situated in the Clifton Village (CV) residents parking scheme and Clifton Conservation Area.
- No onward chain making a prompt move possible.

ACCOMMODATION

APPROACH: the property is approached up eight steps to communal entrance, with wide double doors and intercom entry phone, opening to:-

COMMUNAL HALLWAY: turning staircase with attractive balustrade rises to the first floor landing where you are presented with three doors, the middle door being the private entrance to this apartment.

STAIRWELL & HALLWAY: a straight staircase with turn at the top opens to an L shaped landing with natural light from a pair of ceiling skylights, intercom entry phone and five doors to all rooms in the apartment.

SITTING ROOM: (14'4" x 12'4") (4.36m x 3.76m) a pair of wood framed double glazed sash windows to front elevation with excellent views, radiator below, Virgin Media and BT Openreach connections, picture rail, corner cupboard housing disused gas connections.

KITCHEN: (10'7" x 10'1") (3.22m x 3.06m) wood framed sash window to rear elevation with pleasant views over surrounding Georgian properties, natural light from a pair of skylights, radiator and wood effect flooring. Fitted kitchen with eye and floor level units, roll edged worksurfaces with splashback tiling, 4 ring Bosch gas hob with electric oven below and extractor hood over, integrated composite 1 1/3rd sink with mixer tap and drainer. Spaces for undercounter washing machine, undercounter dishwasher and further space for freestanding fridge/freezer. In one corner a Greenstar 8000 life combi boiler (installed 2020).

BEDROOM 1: (15'7" x 7'9") (4.75m x 2.37m) a pair of wood framed double glazed sash windows to front elevation with excellent views, radiator below and a loft access hatch.

BEDROOM 2: (11'9" x 10'6") (3.58m x 3.19m) wood framed sash window to rear elevation set into rear dormer with pleasant rear views, radiator and fixed shelving.





BATHROOM/WC: high vaulted ceilings with a pair of wood framed double glazed Velux skylights, one raised step to the bathroom with an irregular shaped steel bath, shower cubicle with Mira Sport electric shower, close coupled wc, hand basin, wall mirror, tiled walls to half wall height, heated towel rail, tiled flooring and a wall mounted extractor fan.

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 1985. 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 annual service charge is £1,000 (indicative of £83 pcm). This information should be checked by your legal adviser.

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

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		
55-68	D	72 C	80 C
39-54	E		
21-38	F		
1-20	G		

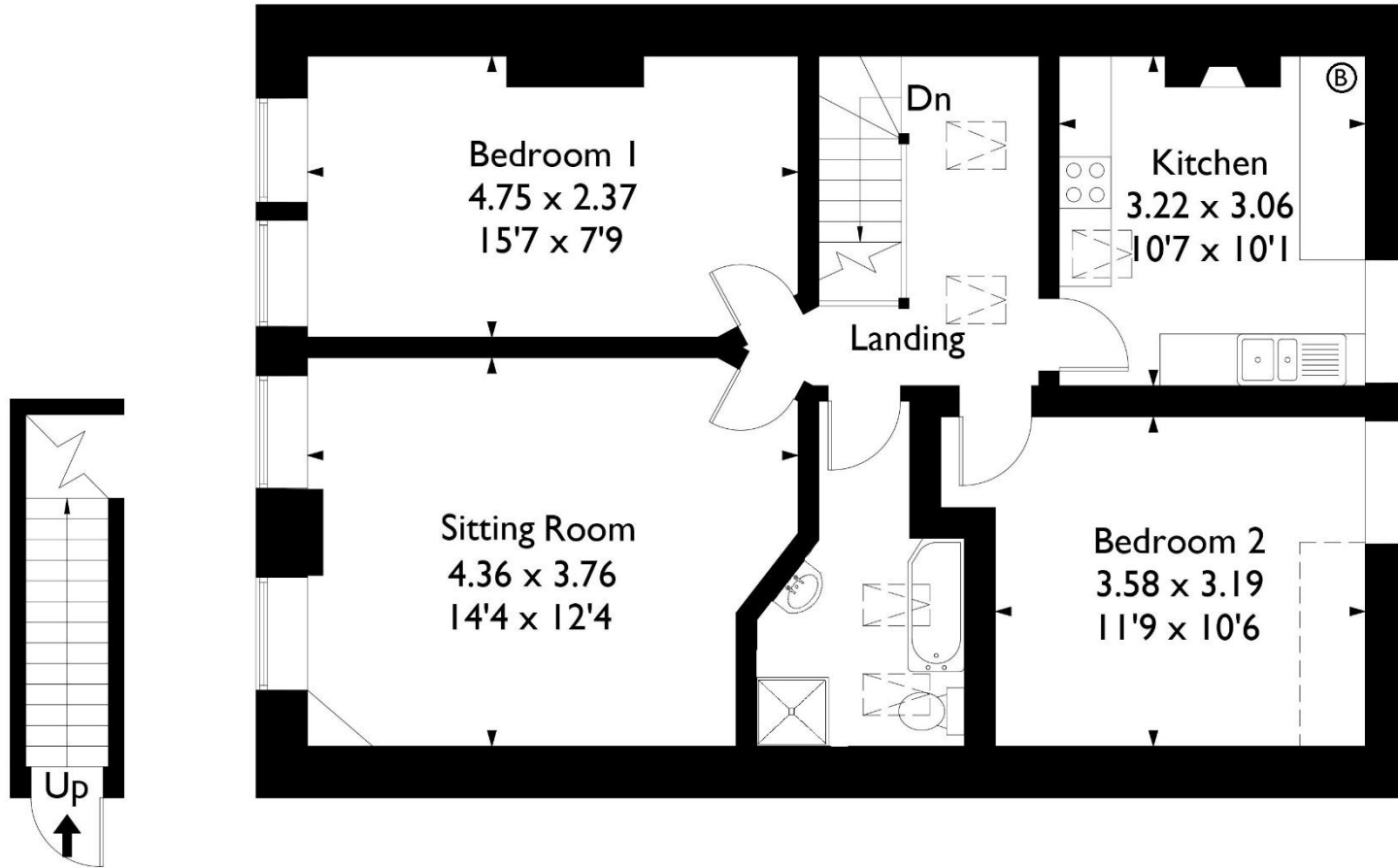
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

Second Floor Flat, Royal Park, Clifton, Bristol, BS8 3AN

Approximate Gross Internal Area = 71.13 sq m / 765.63 sq ft



 = Reduced headroom below 1.5m / 5'0



First Floor

Second 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.