



Garden Flat, Flat 1, 10 Meridian Place

Guide Price £350,000

RICHARD
HARDING

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Clifton, Bristol, BS8 1JG

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A charming Grade II listed 1 double bedroom garden flat with a bright and spacious semi open-plan kitchen/ living/dining room. Perfectly situated in Clifton which enjoys easy access to the independent shops, cafes and restaurants.

Key Features

- Set within a handsome Grade II listed Georgian building, benefitting from its own private entrance.
- A very convenient and central location within a few hundred yards of Whiteladies Road, Clifton Village and The Triangle.
- A fine apartment set in a sought after location with well-balanced room proportions.
- A private garden.
- **Accommodation:** entrance hall, double bedroom, kitchen/living/ dining room and bathroom.

ACCOMMODATION

APPROACH: from pavement via paved pathway steps leading to the right hand side of the building, down the stairs to the private entrance to this property. Wooden door with glazed inserts opens to:-

ENTRANCE HALLWAY: wooden flooring throughout and light point. Access to bedroom, bathroom and semi open-plan kitchen/living/dining room.

LIVING/DINING ROOM: (18'1" x 14'3") (5.51m x 4.34m) sash windows to rear elevation with wooden shutters, wood flooring throughout, light point, double radiator, access to:-

KITCHEN: (9'0" x 6'7") (2.74m x 2.00m) sash windows to rear elevation, base and eye level units, 4 ring gas hob, built-in oven, stainless steel extractor fan, space for washing machine, stainless steel sink with drainer, laminated worktops, Worcester combi boiler, space for fridge/freezer. Door to garden.

DOUBLE BEDROOM: (15'3" x 13'10") (4.65m x 4.23m) sash windows to front elevation with secondary glazing. Wooden floor throughout, built-in wardrobes, light point and double radiator.

BATHROOM/WC: panelled bath with shower over, wc, hand wash basin with storage underneath, light point, extractor fan, partially tiled, vinyl flooring, heated towel rail.

OUTSIDE

PRIVATE REAR GARDEN: enclosed rear garden featuring a spacious paved patio, steps lead to a raised area, while mature trees and established planting provide a pleasant backdrop and a good degree of privacy.





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 2007. We understand that this 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 £95. This information should be checked by your legal adviser.

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

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	71 C	77 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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Total: 598 sq. Ft, 56 m2

