



Lower Ground Floor Flat, 10 Richmond Hill

Guide Price £525,000

RICHARD  
HARDING

# Lower Ground Floor Flat, 10 Richmond Hill

Clifton, Bristol, BS8 1AT

RICHARD  
HARDING

A charming Grade II listed two double bedroom garden flat with light filled sitting room, separate kitchen/dining room with direct access out onto the large south-facing communal garden. Perfectly situated in Clifton which enjoys easy access to the independent shops, cafes and restaurants.

## Key Features

- Set within a particularly handsome Grade II listed Georgian period building benefitting from its own private entrance.
- Beautiful light-filled sitting room with two double glazed windows overlooking the garden.
- **Accommodation:** entrance hall, sitting room, kitchen/dining room, bedroom 1, bedroom 2 and family bathroom/wc.
- **Outside:** low maintenance communal paved courtyard plus south-facing large lawned rear garden with pedestrian rear access gate.
- A very convenient and central location within a few hundred yards of Whiteladies Road, Clifton Village and the Triangle.
- Benefitting from newly installed double glazed windows and modern boiler.
- A fine apartment set in a sought-after location with well-balanced room proportions.

## ACCOMMODATION

**APPROACH:** from the pavement via the paved pathway steps, leading down to the private entrance door for the lower ground floor flat.

**ENTRANCE:** via wooden door, ceiling light points, curved archway, built in storage cupboard, skirting boards, tiled flooring with underfloor heating. Doors radiate to: - kitchen/dining room, sitting room, bedroom 1, bedroom 2 & family bathroom/wc.

**KITCHEN/DINING ROOM: (22'4" x 11'0") (6.80m x 3.35m)** a wonderful and spacious room described separately as follows:

**Kitchen:** fitted with a matching range of wall, base and drawer units with square edged worktop over, ceramic sink with mixer tap over, integrated electric oven with hob plus extractor fan over, dishwasher, fridge and freezer, tiled surrounds, double glazed window overlooking rear elevation, ceiling light point, door giving access out onto communal rear garden, inset ceiling downlighters, radiator.

**Raised Dining Area:** raised platform with window overlooking the front elevation, fitted window seat with useful storage, wall mounted boiler concealed in cabinetry, ample space for dining room furniture. Ceiling light point, wooden floor throughout.

**SITTING ROOM: (19'8" x 13'5") (6.0m x 4.10m)** a beautiful light filled room with two double glazed windows overlooking the rear elevation with working shutters, two ceiling light points, wooden flooring, skirting boards, door leading to:-

**Utility Cupboard:** a useful space with plumbing and space for washing machine, ceiling light point, wall mounted radiator, skirting boards, wooden flooring.

**BEDROOM 1: (14'11" x 11'0") (4.55m x 3.35m)** a double bedroom with double glazed window overlooking the front elevation with working shutters, central ceiling light point, column radiator, wooden flooring, skirting boards, built in wardrobe with hanging rails.





**BEDROOM 2:** (14'11 x 8'2") (4.55m x 2.50m) a double bedroom with double glazed window overlooking the front elevation with working shutters, central ceiling light point, column radiator, wooden flooring, skirting boards.

**BATHROOM/WC:** a white bathroom suite comprising of low level wc, wash hand basin set on vanity unit with granite counter top, panelled bath with heritage style waterfall shower plus detachable hand shower over, ceiling light point, two wall light points, extractor fan, tiled surrounds, wall mounted radiator, tiled flooring.

## **OUTSIDE**

**COMMUNAL REAR GARDEN:** (circa 87ft x 30ft) (26.52m x 9.14m) from the kitchen a stable door leads out onto a flagstone paved courtyard, outside tap, steps lead to the lawned communal garden which is mainly laid to lawn with a variety of deep established borders housing a variety of trees, plants and shrubs. A paved pathway leads to the rear section of garden. There is a wooden shed which is owned by the sellers of the lower ground floor flat, pathway then leads to the rear access gate which provides pedestrian/bike access to Park Place.

**Cellar Storage Space:** from the courtyard wooden door leads down to a cellar storage. This communal and useful space. Standing height with vaulted ceiling.

**COMMUNAL FRONT GARDEN:** (approx. 30ft x 24ft) predominately laid to flagstone paving, enclosed via stone wall boundaries.

## **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 930 year lease from 1.1.1976. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £125. This information should be checked by your legal adviser.

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

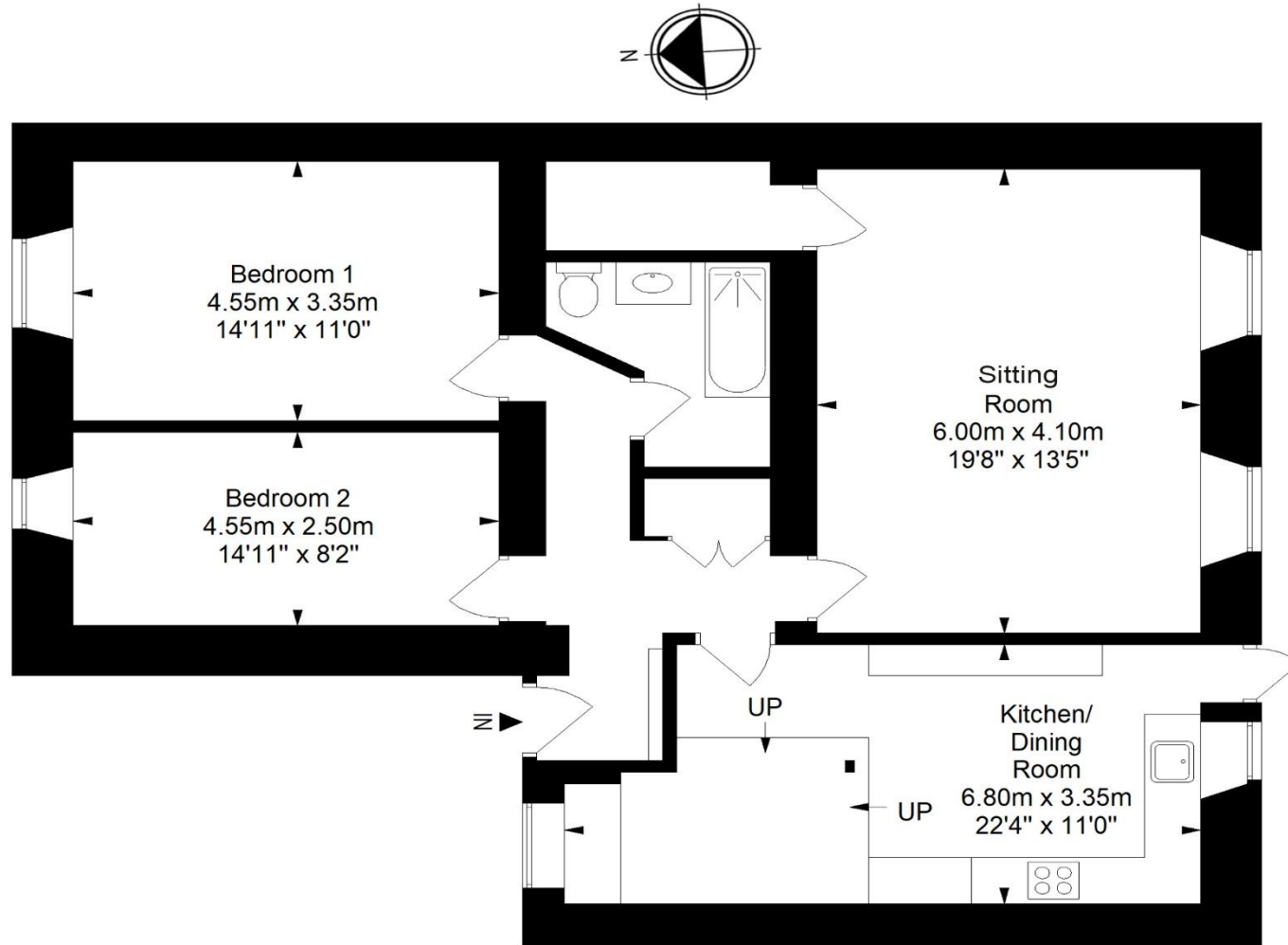
### **PLEASE NOTE:**

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.



# Lower Ground Floor Flat, Richmond Hill, Clifton, Bristol, BS8 1AT

Approximate Gross Internal Area = 97.2 sq m/ 1046.3 sq ft



**This floor plan has been drawn using RICS guidelines (GIA)**

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.  
All Efforts have been made to ensure its accuracy at time of print