



Top Floor Flat, 4 Oakfield Road
Guide Price £525,000

RICHARD
HARDING

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Clifton, Bristol, BS8 2AL

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A spacious 2 double bedroom top floor apartment set within a handsome late Victorian end of terrace property, enjoying grand proportions with an elegant sitting room and a large, sociable kitchen/dining/living room.

Key Features

- An impressive and generous apartment of over 1,460sq.ft. of accommodation, with high ceilings and attractive period features.
- The apartment is perfectly situated, being close to both Clifton Village and Whiteladies Road. The quiet residential road belies its proximity to the eclectic and vibrant bars, boutique shops and fantastic restaurants within walking distance, as well as more essential services such as banks, schools and larger supermarkets. Bristol is widely served by two main line railway stations and the property is just a short walk away from Clifton Down train station and provides easy access to the city centre.
- **Accommodation:** entrance hallway, sitting room, open plan kitchen/dining living room, bedroom 1 with en-suite, bedroom 2 and shower room/wc.
- A bright, light apartment of particularly grand proportions in a prestigious and highly prized location.

ACCOMMODATION

APPROACH: via communal entrance door at the side elevation. Upon entering the communal hall, stairs rise to the first floor of the property where the private entrance into the top floor can be found. Door opens to:-

PRIVATE ENTRANCE: a private staircase which is encompassed within this apartment, starting at the first floor level and leading up to the second floor.

ENTRANCE HALLWAY: an incredibly light central hallway with a large roof light and laminate flooring. Original period doors open to sitting room and kitchen, further doors to bedroom 1, bedroom 2 and bathroom/wc.

SITTING ROOM: (20'0" x 15'1") (6.10m x 4.59m) feature period fireplace with stone surround, sliding sash window looking out at the front elevation, wood flooring.

OPEN PLAN KITCHEN/DINING/LIVING AREA: (19'1" x 14'9") (5.81m x 4.49m) an open plan kitchen/ dining/living area with a sliding sash window creating a view out to the rear elevation. The kitchen is of solid wood construction and mainly includes base units as well as a double over and under oven, a gas hob, washing machine and tiled worksurfaces. Cupboard housing combi boiler. Laminate flooring.

BEDROOM 1: (front) (15'0" x 13'9" min) (4.56m x 4.20m) a large bedroom which includes built-in storage cupboard, carpeted floor and two large sliding sash windows to the front elevation. Door to:-

En-Suite Shower Room/WC: with vinyl flooring, pedestal ceramic white sink with two chrome style taps, wc and a corner shower enclosure with a thermostatic chrome style valve.

BEDROOM 2: (rear) (19'1" x 15'4") (5.81m x 4.68m) wooden floor, sliding sash window providing a view out towards Hanbury Road.





SHOWER ROOM/WC: window overlooking the side elevation, white ceramic wc and a pedestal white ceramic sink with two chrome style taps, mainly tiled walls to half height and above head height, shower enclosure with chrome style thermostatic valve. Large built-in storage cupboard.

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 900 year lease from 29 September 1979. 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 £150. 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.

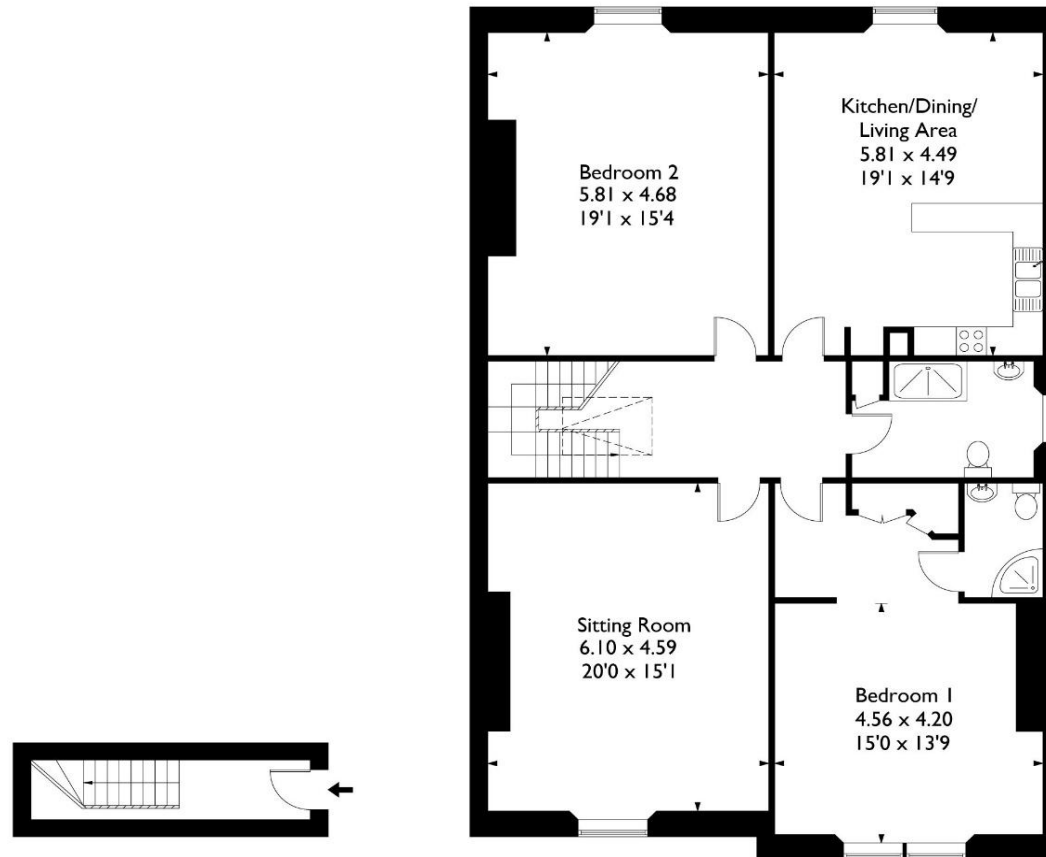


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Oakfield Road, Clifton, Bristol BS8 2AL

Approximate Gross Internal Area 136.50 sq m / 1469.10 sq ft



First Floor Entrance

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.