



Garden Flat, 1 Richmond Terrace

Guide Price £435,000

RICHARD  
HARDING

# Garden Flat, 1 Richmond Terrace

Clifton, Bristol, BS8 1AB

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A Grade II listed 2 double bedroom, 2/3 reception room, garden apartment with private entrance and large cellar room, with further access to exceptional communal gardens and in a central Clifton Village location.

## Key Features

- 2 double bedrooms (one with en-suite bath/shower room).
- A Grade II listed Georgian terrace built in the late 1700's, notable for their excellent private communal gardens for use of the residents only.
- A walled private garden arranged as low maintenance with the added convenience of direct access from here onto the adjoining communal gardens.
- Convenient Clifton location, a moments' walk from Clifton Village and Whiteladies Road.
- Situated within the CV residents parking scheme and Clifton Conservation Area.
- Extensive cellar room (1.87 metres in height) provides a highly usable third reception room with extensive storage in addition.

## ACCOMMODATION

**APPROACH:** the property is approached from the street through private part glazed door at street level to the side on the end of the terrace.

**ENTRANCE HALLWAY:** central hallway, wood effect flooring, generous ceiling height which continues throughout the apartment on the upper level, cupboard housing consumer units.

**DINING ROOM:** (16'3" x 7'6") (4.96m x 2.28m) a dual aspect room with wood framed windows to side & rear elevation and open plan partially with the adjacent reception room but described separately. Wood effect flooring throughout, double doors to wardrobe, radiator and ample space for dining table.

**SITTING ROOM:** (15'10" x 13'3") (4.83m x 4.04m) wood framed double doors to rear elevation directly leading onto and overlooking the rear garden, wood effect flooring continues from the dining room. Fireplace with gas connection and cast iron insert with decorative tiled surround, tiled hearth and wooden mantle. Built-in cabinets to one side into the alcove and vertical column radiator on the opposing side. Internal door through to:-

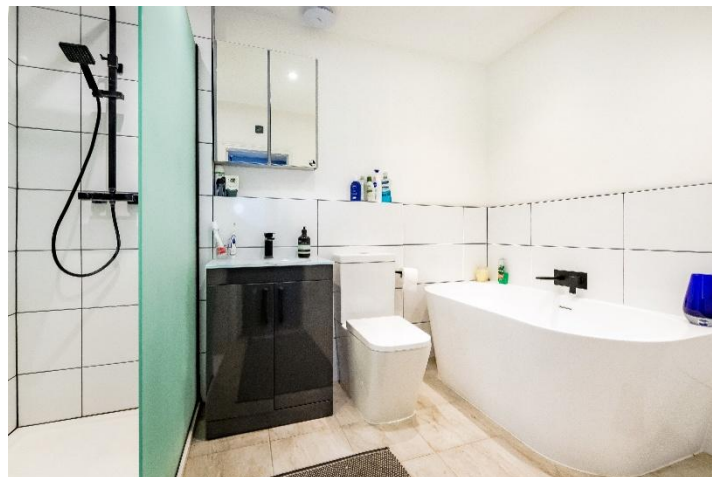
**KITCHEN:** (14'3" x 7'5") (4.33m x 2.25m) a dual aspect room with wood framed windows and a door to rear and side elevations, tiled floor. Square edged quartz worksurfaces with upstand, eye and floor level kitchen units, 4 ring Neff gas hob and matching electric oven below with integrated extractor hood over. Integrated stainless steel sink with swan neck mixer tap and integrated worktop drainer. Extensive larder style pull out cupboard drawers, space for undercounter washing machine, freestanding fridge/freezer and cupboard housing a Viessmann Vitodens 100 combi boiler.

**CLOAKROOM/WC:** wood effect flooring, close coupled wc, pedestal hand basin.

**BEDROOM 1:** (15'7" x 12'1") (4.75m x 3.69m) wood framed sash window to front elevation looking up towards the street with deep window sill, a pair of extensive built-in wardrobes both sides of the former chimney breast with book shelving bridging between the two, wood effect flooring continues and a radiator. Internal door through to:-

**En-Suite Bath/Shower Room/WC:** tiled walls to half wall height, which extend to full wall height around a corner shower enclosure with side screen, rainhead mains fed shower with hose attachment, tiled flooring, mirrored medicine cabinet with built-in LED lighting, hand basin with mixer tap set into cabinet, close coupled wc, double ended bath with side mixer tap, heated towel rail and ceiling mounted extractor fan.





**BEDROOM 2: (12'0 x 9'2") (3.66m x 2.78m)** dual aspect room with wood framed windows to side and front elevations, radiator, wood effect flooring and head height built-in cupboard.

**CELLAR ROOM: (21'1" x 12'6") (6.42m x 3.82m)** accessed via cupboard from hallway, a steep staircase descends to a substantial cellar room (approx. 1.87 metres in height) which is flanked by extensive storage undercrofts on both sides, tiled flooring throughout and brick built shelving. This room forms an excellent basement reception room.

## **OUTSIDE**

**PRIVATE GARDEN:** a generous private easterly facing rear garden which is also open to the south. It is completely enclosed on all sides by high stone walls and presently laid to a low maintenance patioed rear garden, with raised beds above the main garden, a raised central area with glass balustrade which currently houses a chiminea style barbecue, there is also an outside water supply. The garden can be accessed via side access gate adjacent to the apartment's main entrance and uniquely has its own private access onto the extensive communal gardens to the rear.

**COMMUNAL GARDEN:** attractive and extensive communal gardens which are private to the residents of Richmond Terrace only and are accessed via a key code entry gate, offering a secluded central oasis with views over mature trees and allotments.

## **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 1993 and benefits from 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 £237 p.c.m, however the building is in the process of becoming self-managed and is expected to reduce to circa £150 p.c.m. This information should be checked by your legal adviser.

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

### **PLEASE NOTE:**

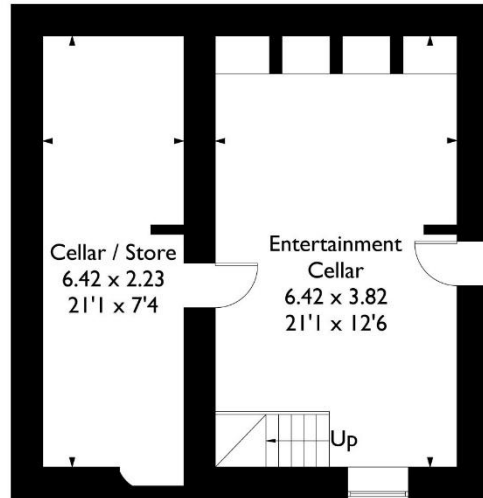
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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.

# Ground Floor, Richmond Terrace, Clifton, Bristol, BS8 1AB

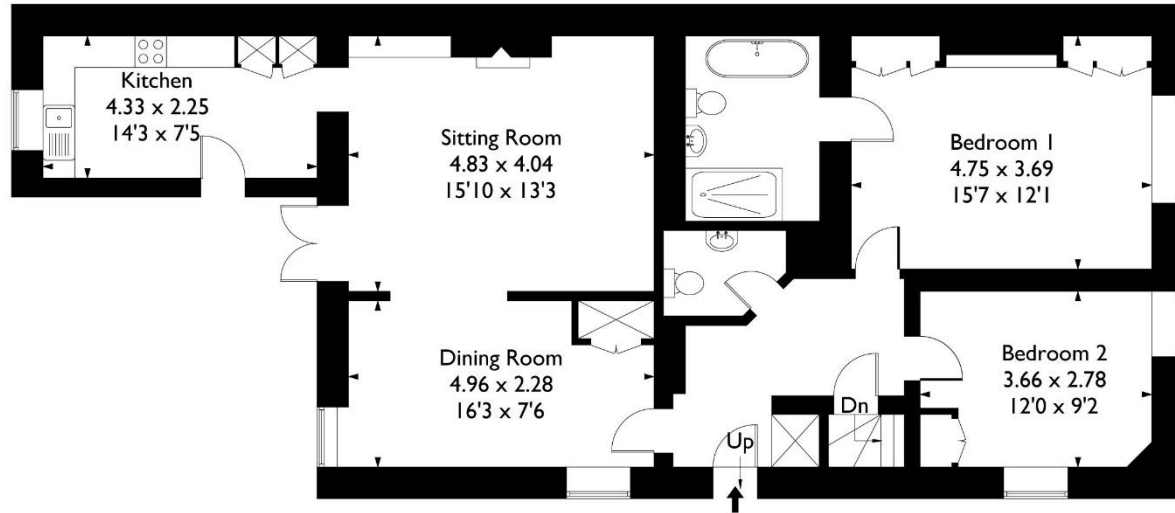
Approximate Internal Area Ground Floor: 82.39 sq m/ 886.84 sq ft

Approximate Internal Basement Area: 38.84 sq m/ 418.07 sq ft

Total Approximate Gross Internal Area; 121.22 sq m/ 1304.91 sq ft (including cellars)



Lower Ground Floor



Ground 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.