



Flat 1, 3 Dover Place

Guide Price Range £325,000 - £350,000

RICHARD
HARDING

Flat 1, 3 Dover Place,

Clifton, Bristol, BS8 1AL

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A beautifully presented and recently updated 2 double bedroom apartment, with 635 sq. ft / 59 sq. m of light and airy accommodation, set within a period building with an attractive stone facade, enjoying an elevated green outlook towards Brandon Hill and offered with no onward chain.

Key Features

- A convenient and centrally located apartment close to Clifton Village and the Triangle, with the Downs and City Centre also within easy reach.
- An attractive Grade II listed building.
- Benefitting from the remainder of a 999 year lease.
- Located in the Clifton Village (CV) residents' parking scheme.
- Offered to the market with no chain.

ACCOMMODATION

APPROACH: from the street there is a communal walkway to the main double front doors which access the communal internal hallway.

COMMUNAL HALLWAY: galleried staircase rising to the upper three floors, whilst immediately underneath the staircase is the entrance into flat 1, the lower ground floor apartment.

ENTRANCE HALLWAY: stairs lead down and form part of the apartment to the lower ground floor level where a central hallway provides access to each of the rooms.

Utility Cupboard: point for washer/dryer and other shelve storage.

BEDROOM 1: (14'7" x 9'4") (4.45m x 2.84m) carpeted floor, sliding period sash window giving views towards the QEH private school, built in wardrobes and storage.

KITCHEN/SITTING ROOM: (16'10" x 13'8") (5.12m x 4.17m) measured as one but described separately as follows:-

Sitting/Dining Area: open-plan living space which includes space for a dining/sitting room and breakfast bar. Period sliding sash window giving light and views from the rear elevation.

Kitchen: modern light grey shaker style units with an integrated Lamona slimline dishwasher, electric hob with modern oven inset beneath. Single butler style sink with brass brushed finished mixer tap over. Full height fridge/freezer and modern column style radiator.

BEDROOM 2: (10'0" x 9'1") (3.05m x 2.76m) two windows to front elevation, carpeted floors and space for a double bed and freestanding wardrobe.

SHOWER ROOM: tiled floors and a modern brick effect tiled wall. Shower enclosure comprising chrome style thermostatic shower arrangement. White wc, shelf topped ceramic white sink with chrome mixer tap over and useful storage space beneath. Window to the front elevation. Cupboard housing modern Worcester combination gas boiler.





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 19 October 2012. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £83.34. This information should be checked by your legal adviser.

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

PLEASE NOTE:

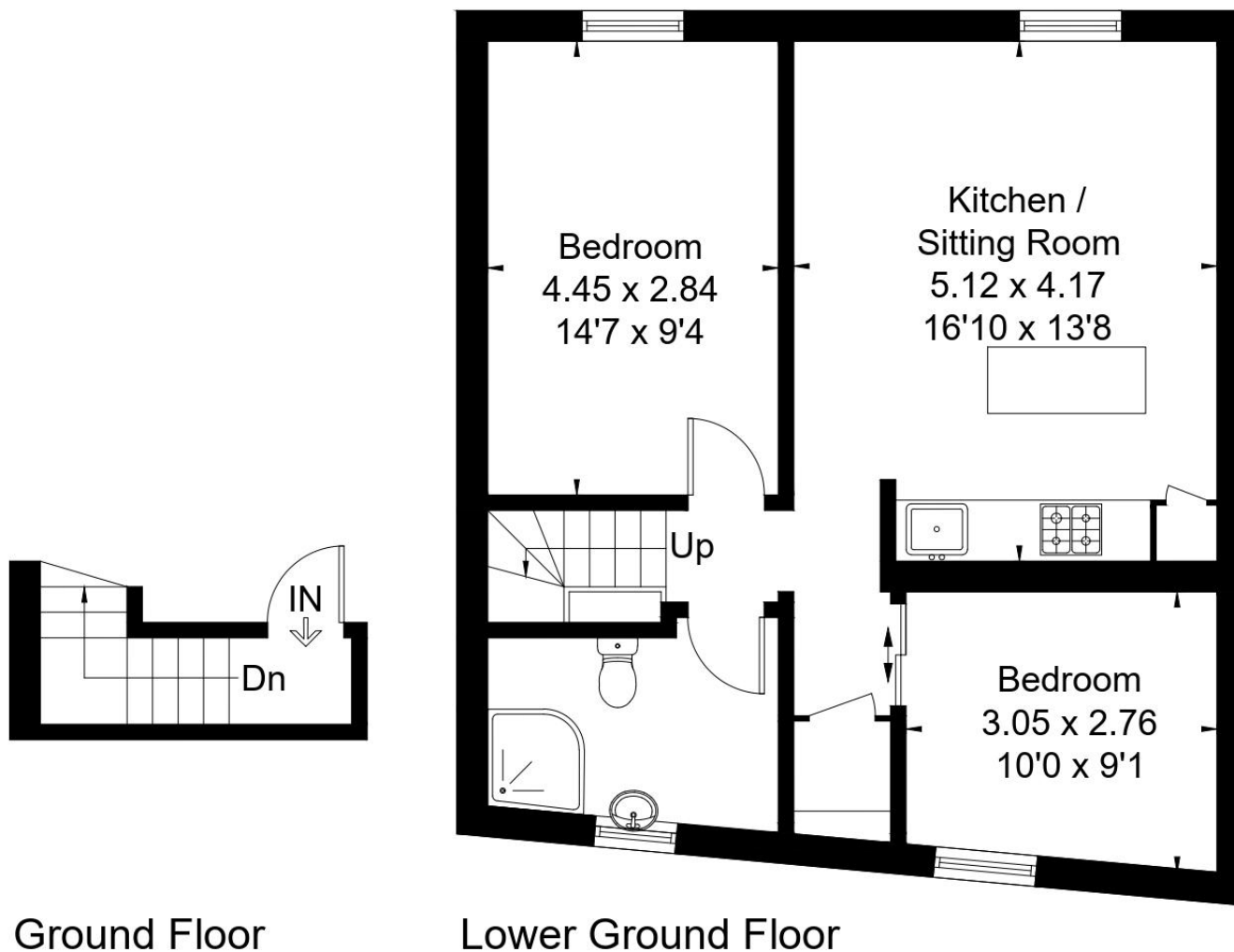
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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	73 C	81 B
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.

Lower Ground Floor Flat, 3 Dover Place Bristol, BS8 1AL

Approximate Floor Area = 59.2 sq m / 637 sq ft



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