



Upper Maisonette, 2 Clifton Park Road

Guide Price £400,000

RICHARD
HARDING

KEEP
CLEAR

Upper Maisonette, 2 Clifton Park Road

Clifton, Bristol, BS8 3HL

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HARDING

A 3 bedroom Victorian maisonette with high ceilings and good views, occupying the upper 2 floors of a well located building on the cusp of Clifton village.

Key Features

- A moment's walk from the green space opposite Christ Church and Clifton Suspension Bridge. Clifton Village is just a short walk away.
- A spacious maisonette providing the feel of a house.
- Situated within the Clifton conservation area and Clifton Village (CV) residents parking scheme.
- Offered to the market with no onward chain making a prompt move possible.

ACCOMMODATION

APPROACH: from the pavement a short flight of steps leads to an upper walkway with iron railings adjacent to the front door which is a communal entrance with videx intercom entry phone system which opens to: -

COMMON STAIRWELL: communal stairwell with access to the upper flats in the building with turning staircase and half landings rising to the highest floor with private entrance into: -

SECOND FLOOR

STAIRWELL AND LANDING: a private internal staircase with half landing turns through the core of the flat with a first floor landing, videx intercom system and a further inner hallway providing access to rooms on this level alongside a storage cupboard with clothes rail.

SITTING ROOM: (21'11" x 19'11") (6.68m x 6.07m) a pair of wood framed sash windows to front elevation with fine Clifton roof top views, a pair of radiators, blocked fire place with wooden mantle and surround, and a pair of built in cabinets either side of the chimney breast and virgin media connection.

KITCHEN: (19'11" x 10'1") (6.07m x 3.07m) pair of wood framed sash windows to rear elevation intersected by central radiator, a fitted kitchen with eye and floor level units integrated 1 1/3 sink with mixer tap and drainer. Integrated electric oven with 4-ring electric hob and space for 2 undercounter kitchen appliances. A further area extends from the kitchen to provide a breakfast room where there is space for a freestanding fridge freezer.

CLOAKROOM: a spacious cloakroom with low level WC, hand basin with tiled splashback and extractor fan.

THIRD FLOOR

LANDING: turning staircase with 2 half landings rises to the second floor with a central atrium roof, and provides access to remaining bedrooms and bathroom, telephone point and loft access point.

Cupboard: wood slated shelves and low level modern metal enclosed electric consumer unit.

BEDROOM 1: (20'0" x 10'11") (6.10m x 3.32m) a pair of wood framed sash windows into dormers either side of the central radiator with further side radiator with the windows providing excellent views over Clifton and beyond and internal door to: -





Utility cupboard: useful cupboard off of the bedroom which could be used as wardrobe or utility room and currently houses a gas fired combi boiler.

BEDROOM 2: (11'4" x 10'2") (3.45m x 3.11m) wood framed sash window to rear elevation and radiator to side.

BEDROOM 3: (9'7" x 9'3") (2.93m x 2.82m) wood framed sash window to rear elevation and radiator to side.

BATHROOM/WC: steel bath with shower attachment, pedestal hand basin with mixer tap, close coupled WC, bidet, radiator and extractor fan.

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 years lease from 24 June 1973. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £100. This information should be checked by your legal adviser.

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

PLEASE NOTE:

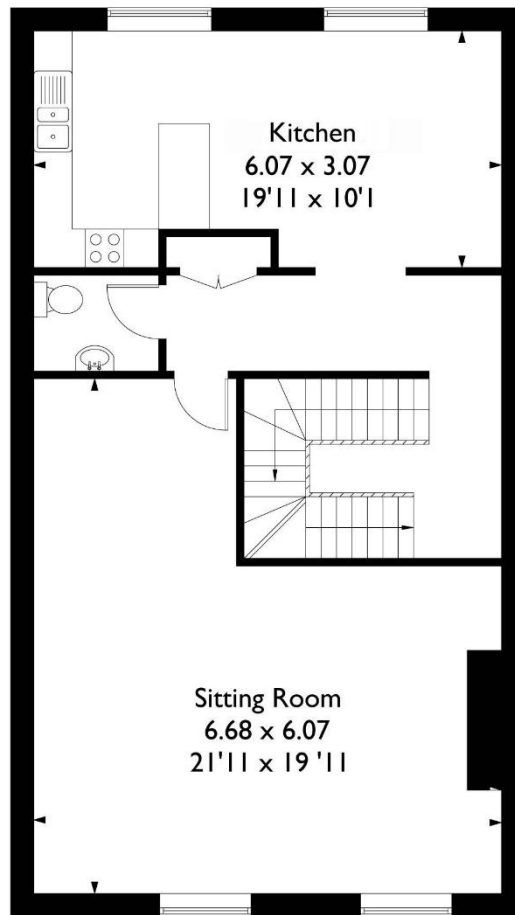
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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		75 C
55-68	D		
39-54	E	48 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.

Clifton Park Road, Clifton, Bristol BS8 3HL

Approximate Gross Internal Area 131.9 sq m / 1420.3 sq ft



Second Floor



Third 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.