



Garden Maisonette, 1 Alma Road Avenue

Guide Price £390,000

RICHARD  
HARDING

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Clifton, Bristol, BS8 2DH

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Conveniently located 3 double bedroom garden maisonette in a cul-de-sac location, 200 metres from Whiteladies Road. The property benefits from level access into the flat and private outside garden.

## Key Features

- Located a stone's throw away from Whiteladies Road, offering a wide range of bars, cafes, restaurants, a Marks and Spencers, bus and rail transport links, while handy for the Triangle, Clifton Village and the vast green open spaces of the Downs.
- Situated within the Clifton East (CE) residents parking zone.
- Bedrooms over two levels giving an extra sense of space.
- **Ground Floor:** entrance hallway, sitting room, kitchen, bedroom 1.
- **Lower Ground Floor:** bedroom 2, bedroom 3, wc, shower room.
- **Outside:** an attractive low maintenance private courtyard garden.
- **No onward chain making a prompt move possible.**

## GROUND FLOOR

**APPROACH:** the property is accessed from the pavement, where a level pathway leads to an impressive wood panelled communal entrance door with intercom entry system, which subsequently opens into:

**COMMUNAL ENTRANCE HALLWAY:** to your left, a carpeted staircase with wooden balustrade extends to upper floors, however straight ahead via multi-panelled wooden door there is a private entrance to the ground floor of this maisonette, which opens to:-

**ENTRANCE HALL:** hallway provides access to all principal rooms on the main floor. Intercom entry system, radiator, central ceiling light point, boiler. Staircase descending to the lower ground floor.

**SITTING ROOM:** (16'7" x 12'5") (5.05m x 3.77m) wood framed sash bay window to front elevation, radiator to side, full size ceilings, ceiling mouldings, central ceiling rose, cast iron inset fireplace with decorative surrounds and mantle, built in shelving to both sides of chimney breast.

**KITCHEN:** (12'2" x 5'11") (3.70m x 1.80m) a range of wall and base units with roll edge work surface over, tiled splashback, stainless steel sink and drainer unit, radiator, cooker, undercounter fridge/freezer and upvc double glazed door leading to:-

**UTILITY:** plumbing for washing machine and further upvc double glazed door leading to the rear garden.

**BEDROOM 1:** (14'2" x 11'8") (4.32m x 3.55m) upvc double glazed bay window overlooking the rear garden, central ceiling light, radiator.





## LOWER GROUND FLOOR

**HALLWAY:** a short flight of steps leads down to the lower ground floor level and doors opening to bedroom 3.

**BEDROOM 2:** (14'11" x 12'6") (4.55m x 3.82m) window to front elevation leads to a light well, radiator, two ceiling lights and fuse box.

**BEDROOM 3:** (13'9" x 10'0") (4.20m x 3.05m) double glazed upvc window to rear, radiator and central ceiling light.

**SHOWER ROOM:** via a hallway from the wc. Shower cubicle with mains fed shower, fully tiled walls and floor and extractor fan.

**SEPARATE WC:** low level wc, pedestal wash hand basin with swan neck mixer tap over and mirror with shaver point above.

## OUTSIDE

**REAR GARDEN:** an enclosed and attractive low maintenance private courtyard garden laid primarily to paved patio with some raised flowerbeds housing mature shrubs and trees.

## 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 25 March 1989. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £0, however the owners are billed by the management company as costs arise. 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.

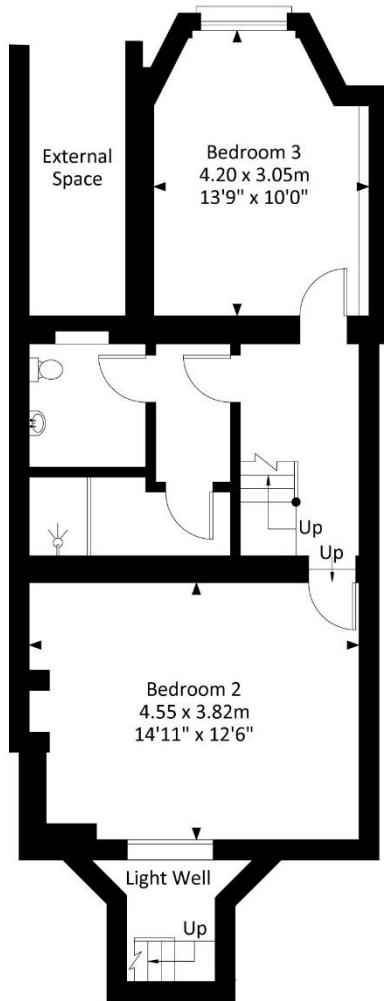


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		65 D	79 C

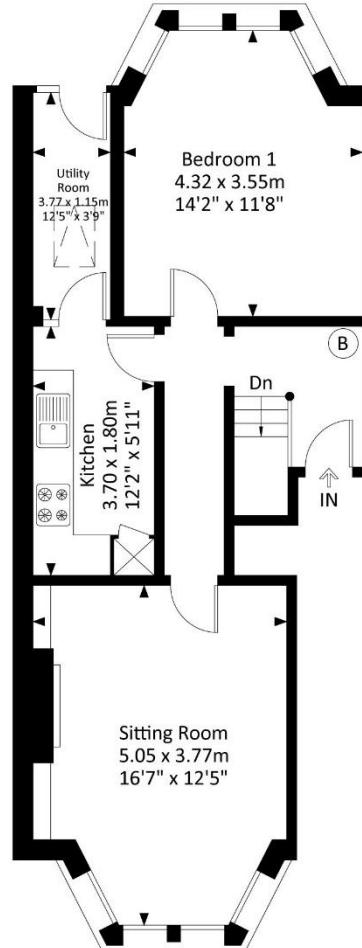
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

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Approximate Gross Internal Area = 101.23 sq m / 1089.63 sq ft



Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.