



Hall & First Floor Maisonette, 59 South Parade Mansions, Oakfield Road

Guide Price £575,000

RICHARD
HARDING

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Set in a classic Grade II listed terrace, a bright and spacious 2 double bedroom, 2 bathroom hall and first floor maisonette with stunning principal drawing room opening onto a south facing balcony, arranged as reverse level accommodation with access to a rear parking space and front communal gardens.

Key Features

- Very pleasant communal gardens private to the residents of South Parade Mansions only.
- Situated within the Clifton East (CE) Residents Parking Zone in addition to parking to the rear.
- A grade II listed terrace of 13 houses built c1840.
- A beautiful south facing balcony with attractive views which is private to this apartment.
- An internally managed building benefiting from a share in the freehold and is one of four flats within the building.
- An ingenious use of space in the second bedroom with a fold out second bed which also functions as a desk.
- Occupying the best two floors of the original house, this fine maisonette apartment takes full advantage of its excellent south facing views to front overlooking the attractive Victorian communal gardens to the front, benefits from high ceilings and period features throughout and excellent light levels.

ENTRANCE

APPROACH: through iron railings with pathway straight ahead up a short flight of steps leading to a panelled communal entrance door with intercom entry system servicing the three upper flats within the building.

COMMUNAL HALLWAY: short vestibule with foot mat, ornate moulded ceilings, dado rail with short vestibule opening to main communal hallway. Staircase straight ahead leads to both the upper flats. The private entrance for this apartment is now found on the first floor level.

HALLWAY: split level hallway from private entrance opening onto the half landing, coat hanging space, dado rail, ceiling mouldings, short flight of steps up to first floor and a longer flight of steps down to the hall floor.

FIRST FLOOR

LANDING: upper landing with a pair of doors to drawing room and kitchen with further door to storage cupboard with slatted shelf. Intercom entry phone, dado rail & high ceilings with ornate mouldings.

DRAWING ROOM: (20'5" x 16'3") (6.22m x 4.95m) twin wood framed sash windows facing front south elevation which open to provide access out onto the balcony. Polished timber flooring throughout with high ceilings, ornate ceiling mouldings with central ceiling rose, picture rail, cast iron inset fireplace with decorative tiled surround and further wooden mantle, with radiator on opposing wall.

Balcony: a wide south facing balcony providing views over Oakfield Road, Whiteladies Road, nearby converted church and the central park gardens. The balcony is covered from the elements and has a decorative iron railing which continues across the entire terrace.

KITCHEN: (12'8" x 12'6") (3.85m x 3.82m) wood framed sash window to rear elevation, high ceilings with ceiling mouldings, a pair of head height storage cupboards opposite a fitted L-shaped kitchen with eye level units, extractor hood with lighting, space for American style fridge/freezer, square edged granite worksurfaces with matching upstand, integrated 4-ring gas hob with electric oven below, integrated stainless steel sink with swan neck mixer tap and drainer, undercounter units, wooden flooring, radiator and a cupboard housing Vaillant boiler.

CLOAKROOM/WC: wooden flooring continues from the kitchen, wc with concealed cistern, wall hung hand basin with mixer tap, underfloor heating, stone splashback mirrored medicine cabinet and backlit fixed wall mirror and extractor fan.





HALL FLOOR

HALLWAY: short rectangular hallway with high ceilings, ornate ceiling mouldings, three doors leading from it to a pair of bedrooms & bathroom, underfloor heating controls for the bathroom. Double doors leading to:-

Utility Cupboard: accessed from the hallway, utility cupboard provides undercounter space for two white goods such as washing machine and tumble dryer with wooden shelving for laundry up to higher level with space for a clothes maiden hanging from the ceiling.

BEDROOM 1: (14'7" x 11'11" to window) (4.45m x 3.63m) wood framed sash window to front elevation with built in window seat and drawers below. High ceilings with ceiling mouldings, central ceiling rose, Virgin media connection, radiator and built in wardrobes to ceiling height.

BEDROOM 2: (12'11" x 10'0") (3.94m x 3.04m) wood framed sash window to rear elevation, high ceilings continue with mouldings, central ceiling rose and built in wardrobes to ceiling height. Two concealed door cupboards, open alcove under the staircase, radiator. Space for integrated folding studio style double bed which doubles as a desk study area when folded away. Further shelving alcove for books etc.

BATHROOM ROOM/WC: high ceilings with ornate mouldings, central ceiling rose and ceiling mounted extractor. White suite comprising P-shaped acrylic bath with tiled enclosure, oversized rainhead shower and further hose attachment, shower screen, close coupled wc, corner hand basin with mixer tap and splashback tiling, heated towel rail, glass shelving and wood effect tiled floor.

OUTSIDE

PARKING: accessible via Brighton Mews, there is a shared parking bay area at the rear of the property offering 2 parking spaces for the 4 flats in the building.

COMMUNAL GARDENS: to the front of the property there is an attractive 180ft communal garden shared between the residents of South Parade Mansions.

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 December 1999. 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: E

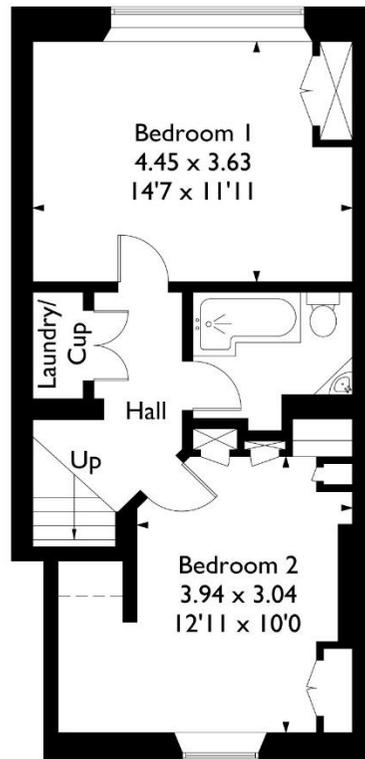
PLEASE NOTE:

- 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.

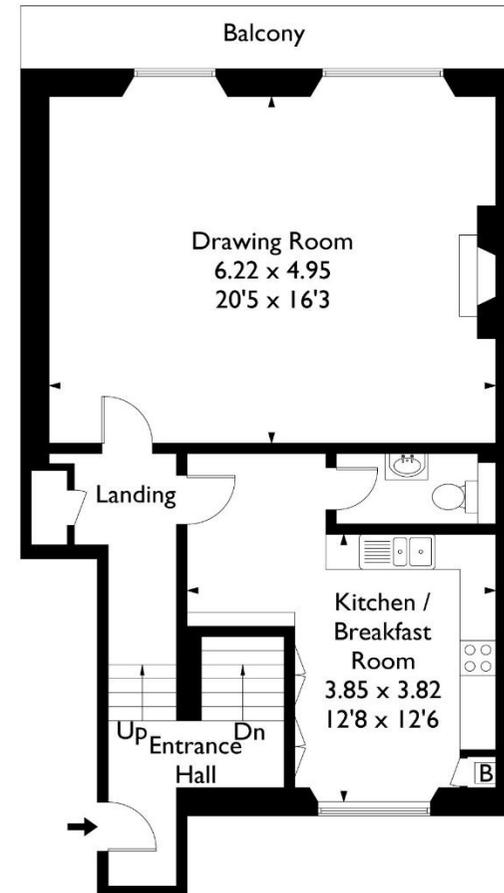


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Approximate Gross Internal Area = 101.50 sq m / 1092.53 sq ft



Hall Floor



First 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.