



Garden Flat, 4 Ambrose Road
Guide Price £280,000

RICHARD
HARDING

Garden Flat, 4 Ambrose Road

Cliftonwood, Bristol, BS8 4RJ

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A bright and spacious 1 double bedroom flat set within a Victorian period town house, with a south facing garden and private entrance.

Key Features

- Easy access to Clifton Village, parks and Harbourside.
- Victorian period town house.
- Private entrance.
- Double glazed windows throughout.
- South facing garden.
- No onward chain making a prompt move possible.

ACCOMMODATION

APPROACH: from the pavement, four stairs lead up to the secure private entrance door. Once entering main door, six steps lead down to a private hallway that leads to the private front door.

ENTRANCE HALLWAY: carpeted flooring, ceiling light point, fuse board attached to wall. Access to two separate storage cupboards. Doors open to:-

SITTING ROOM: (16'9" x 10'4") (5.11m x 3.15m) double glazed window and French doors open to south facing garden. Carpeted flooring, ceiling light point, wall mounted electric heater.

KITCHEN/DINER: (10'9" x 10'4") (3.28m x 3.15m) double glazed windows to front elevation, base and eye level units with wooden worktop over, stainless steel sink with mixer tap, fridge/freezer, electric oven with 4-ring hob and stainless steel extractor fan, Bosch washing machine, built-in breakfast bar, partially tiled, laminate flooring and two ceiling light points.

BEDROOM 1: (11'6" x 9'10") (3.50m x 3.00m) double bedroom with double glazed windows to rear elevation overlooking the south facing garden. Carpeted flooring, ceiling light point and a wall mounted electric heater.

SHOWER ROOM/WC: Obscured window to front elevation, enclosed shower with Mira electric shower, low level wc and hand basin with mixer tap set into vanity unit with cabinets below and beside, wall mounted electric towel rail, laminate flooring and a ceiling light point.

OUTSIDE

REAR GARDEN: a fully enclosed south facing rear garden with views to the countryside beyond featuring a paved circular patio with gravel, timber slatted privacy screen/fencing surrounding the garden. Door directly accessing pathway down to Hotwells Road.





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 216 year lease from 1 January 1987. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £84. This information should be checked by your legal adviser.

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

PLEASE NOTE:

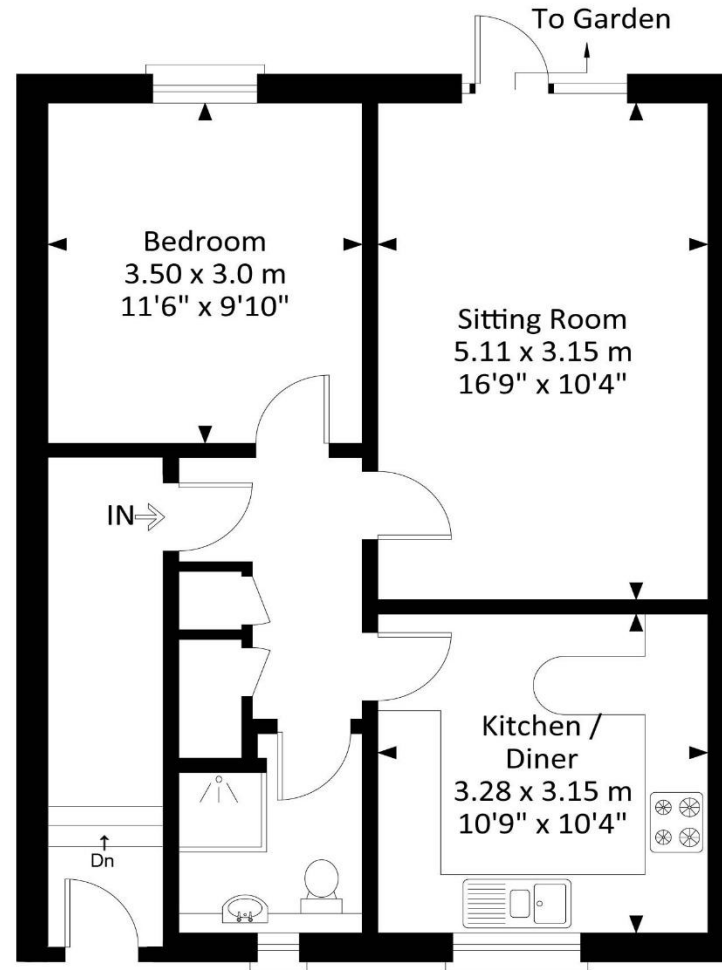
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	50 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.

Ground Floor Flat, 4 Ambrose Road, Cliftonwood, Bristol, BS8 4RJ

Approximate Gross Internal Area = 511.28 sq ft / 47.50 sq m



Ground Floor

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