



First Floor Flat, 12 Oakfield Road
Guide Price £395,000

RICHARD
HARDING

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Clifton, Bristol, BS8 2AW

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A versatile 2 double bedroom first floor apartment with spacious sitting/dining room and separate kitchen/breakfast room, set within an attractive Victorian period building.

Key Features

- Prime Clifton location close to Whiteladies Road and Clifton Village and therefore accessible to all central areas including Clifton Triangle, the Harbourside and the green open spaces of Durdham Downs.
- **Accommodation:** entrance hallway, inner hallway with large storage cupboard, kitchen/breakfast room, separate sitting/dining room, bedroom 1, bedroom 2 and bathroom/wc.
- Retaining many period features such as cornicing and sash windows.
- Located in the Clifton East (CE) residents parking scheme
- A rather grand first floor apartment with the scope to modernise in the fullness of time, set in a leafy yet central location.
- No onward chain.

ACCOMMODATION

APPROACH: via pathway leading to main communal entrance to the building, through the communal entrance where a staircase leads to first floor landing. The private entrance door to the flat can be found immediately in front of you.

ENTRANCE HALLWAY: tall ceilings with ceiling light point, cornicing, spacious inner hallway with deep built-in storage cupboard with hanging rail, door entry intercom system, radiator, tall moulded skirting boards. Doors radiate to kitchen/breakfast room, sitting/dining room, bedroom 1, bedroom 2 and bathroom/wc.

KITCHEN: (16'2" x 10'9") (4.92m x 3.27m) fitted with a matching range of wall, base and drawer units with roll edged laminate worktop over, electric oven with electric hob, washing machine, built-in dishwasher, inset stainless steel sink with drainer unit to side and mixer tap over, wall mounted Vaillant combi boiler, period dresser with shelving above, large sash window to rear elevation, breakfast area, tall ceilings with ceiling light point, space for fridge/freezer, wood effect vinyl flooring, tall moulded skirting boards.

SITTING/DINING ROOM: (20'7" x 14'10") (6.28m x 4.52m) an extremely spacious light filled room with two large sash windows overlooking the front elevation, tall ceilings with cornicing, an array of wall light points, radiators, area for sofas and dining room furniture, period cast iron fireplace with painted surround, tall moulded skirting boards.

BEDROOM 1: (15'9" x 14'10") (4.79m x 4.52m) a spacious double bedroom with tall ceilings, an array of wall light points, cornicing, picture rail, two large sash windows overlooking the rear elevation, two radiators, cast iron feature fireplace with painted surround, tall moulded skirting boards. Double doors leading to walk-in wardrobe/study area.





BEDROOM 2: (15'7" x 14'3") (4.74m x 4.35m) a large double bedroom with tall ceilings, sash window to front elevation, cast iron fireplace with painted surround, radiator, wall light points, tall moulded skirting boards.

BATHROOM/WC: (11'8" x 6'1") (3.56m x 1.85m) a white bathroom suite comprising of low level wc, pedestal wash hand basin, panelled bath with system fed shower over, tiled surrounds, sash window to rear elevation, ceiling light point, radiator, tile effect flooring.

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 1000 year, less 3 day, lease from 25 March 1985. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £70. This information should be checked by your legal adviser.

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

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	70 C	80 C
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.

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Total: 1219 sq. Ft, 113 m2

