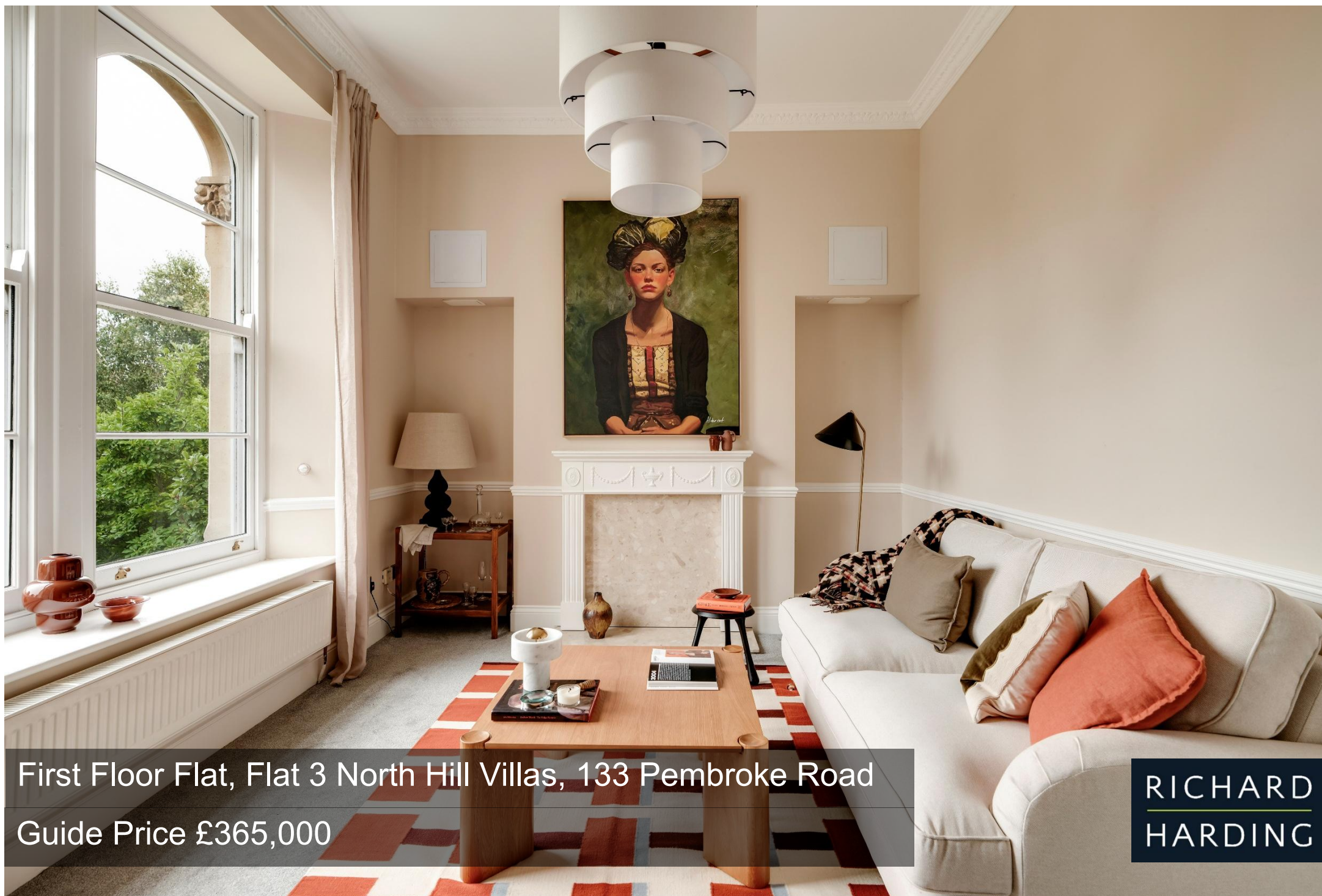




First Floor Flat, Flat 3 North Hill Villas, 133 Pembroke Road
Guide Price £365,000

RICHARD
HARDING

First Floor Flat, Flat 3 North Hill Villas, 133 Pembroke Road Clifton, Bristol, BS8 3ES

RICHARD
HARDING

An immaculate 2 double bedroom first floor flat located in a handsome Victorian period building with light filled sitting/dining room, separate kitchen, plus the added advantage of an allocated off-street parking space. Offered to the market with no onward chain.

Key Features

- A beautifully presented apartment with well balanced proportions offering light filled rooms with tall ceilings and large sash windows.
- **Accommodation:** entrance hall, kitchen, sitting/dining room, bedroom 1, bedroom 2 and bathroom/wc.
- **Outside:** allocated off-street parking space.
- A wonderful location on Pembroke Road ideally positioned for Whiteladies Road, Clifton Village and the green open spaces of Durdham Downs.
- Located in the Clifton East (CE) residents parking zone.

ACCOMMODATION

APPROACH: from the pavement proceed up the driveway where the raised communal entrance door can be found in front of you.

COMMUNAL ENTRANCE HALLWAY: via wide hardwood front door with fanlight above, the communal areas are well presented. Stairs ascend to first floor landing where the private entrance door to flat 3 can be found on the right hand side.

HALLWAY: ceiling light points, door entry intercom system, dado rail, radiator and a large built in storage cupboard. Doors radiate to kitchen, sitting/dining room, bedroom 1, bedroom 2 and family bathroom/wc.

SITTING/DINING ROOM: (15'11" x 10'8") (4.85m x 3.25m) a beautiful light filled room with tall ceilings, central ceiling light point with ceiling rose, detailed cornicing, two large multi-paned sash windows overlooking the front elevation, wooden painted mantelpiece with granite inset and hearth, dado rail, TV point, telephone socket, radiator, area for sofa plus dining furniture, moulded skirting boards.

KITCHEN: (9'5" x 8'0") (2.88m x 2.45m) fitted with a matching range of wall base and drawer units with roll edged worktop over, inset stainless steel sink with mixer tap over and drainer unit to one side. Integrated electric oven with 4 ring gas hob plus extractor fan over. Space for washing machine, fridge and freezer. Wall mounted Worcester combi boiler, tiled surrounds, ceiling light point, radiator, vinyl flooring and moulded skirting boards.

BEDROOM 1: (15'11" x 11'8") (4.85m x 3.55m) a generous double bedroom with tall ceilings, cornicing, central ceiling light point, three multi-paned sash windows overlooking the front elevation allowing the room lots of natural light. Fitted wardrobes with a mixture of hanging rails plus storage shelving. Radiator and moulded skirting boards.

BEDROOM 2: (11'0" x 8'8") (3.35m x 2.65m) double bedroom with central ceiling light, multi-paned sash window to front elevation. Built-in wardrobes with hanging rail plus shelving. Radiator and moulded skirting boards.

BATHROOM/WC: white bathroom suite comprising low level wc, pedestal wash hand basin, panelled bath with handheld shower over, ceiling light point, extractor fan, tiled surrounds, wall light point, radiator and vinyl flooring.





OUTSIDE

ALLOCATED PARKING: there is an allocated gated underground parking space, located to the right hand side of the building, operated via a remote controlled fob.

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 868 year lease from 1 May 1994. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £2,777.92 per annum, paid quarterly. This information should be checked by your legal adviser.

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

PLEASE NOTE:

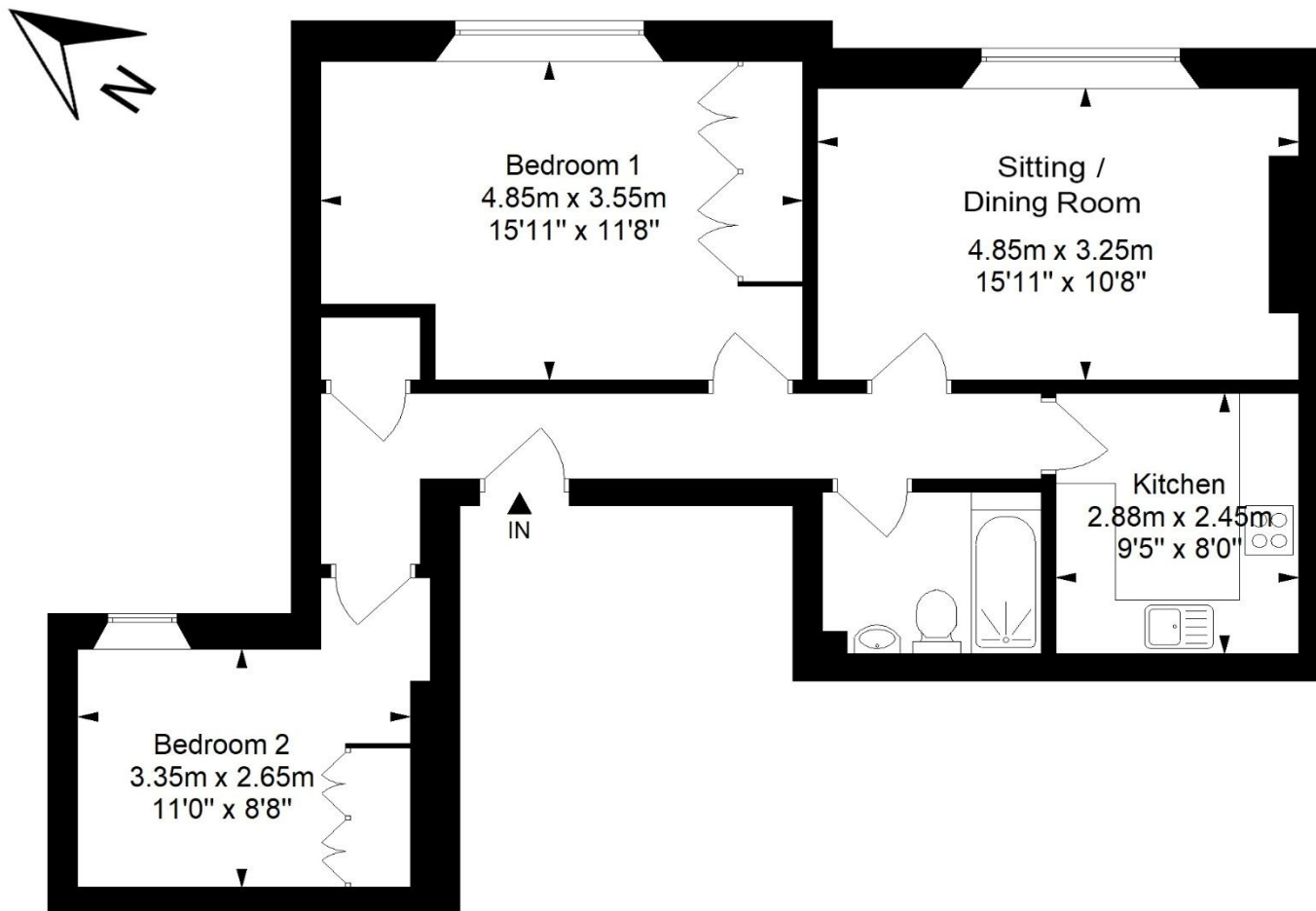
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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	72 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.

First Floor Flat, North Hill Villas, Pembroke Road, Clifton, Bristol, BS8 3ES

Approximate Gross Internal Area = 64.6 sq m/ 695.4 sq ft



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print