



Top Floor Flat, 7 Dover Place
Guide Price £270,000

RICHARD
HARDING

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Clifton, Bristol, BS8 1AL

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A well-presented 2 double bedroom apartment, forming the top floor of this attractive period building, being offered with no chain. This position offers lots of natural light and a sense of space due to the elevation and therefore far-reaching views towards Brandon Hill and beyond. The property is well laid out and measures 521.50 sq. ft / 48.50 sq. m, making it a perfect first purchase for those looking to make the most of what Clifton Village has to offer, or as a sound investment purchase.

Key Features

- A convenient and centrally located apartment close to Clifton Village and the Triangle, with the Downs and City Centre also within easy reach.
- An attractive Grade II listed building.
- A well laid out and smart apartment measuring 521.50 sq. ft. / 48.55 sq. m.
- A full width and open plan living space benefiting from expansive views.
- Benefitting from the remainder of a 999 year lease.
- Located in the Clifton Village (CV) residents' parking scheme.
- Offered to the market with no chain.

ACCOMMODATION

APPROACH: from the pavement, the building has an attractive and decorative stone facade. A communal front entrance door opens into an internal communal hallway. From here stairs rise to the top floor of the building, where you will find the private entrance to this apartment.

ENTRANCE HALLWAY: on entering the apartment, a further 5 steps lead up to a central entrance hallway with doors opening to open plan kitchen/dining/living room, 2 double bedrooms, bathroom/wc and two storage cupboards.

Large Storage Cupboard: with two shelves and a hanging rail and access to the loft space.

Storage/Utility Cupboard: at the rear of the property is a further storage cupboard which also houses the washing machine, so could be used as a utility cupboard.

OPEN PLAN KITCHEN/DINING/LIVING ROOM: (17'3" x 15'5") (5.27m x 4.69m) as you enter the room it immediately opens into the sitting space, which then leads to the dining area which sits below a very large picture window which overlooks the rear elevation. To the left of that is the fitted kitchen which has a mixture of floor and wall hung white units with a laminated worktop, stainless steel sink with drainer and a hot and cold mixer chrome tap over. Integrated oven, electric hob with extractor fan over, fridge, further window overlooking the rear elevation.

BEDROOM 1: (front) (11'5" x 8'10") (3.49m x 2.69m) with an arched and very decorative window to the front elevation which is partly original and single glazed and below is upvc double glazed. Whitewashed walls and carpeted floor, ceiling hatch with access to the loft space.





BEDROOM 2: (9'11" x 7'9") (3.01m x 2.35m) a second double bedroom with a recently updated wooden single glazed window to the front elevation, so very much in keeping with the original style. Whitewashed walls and carpeted floor.

BATHROOM/WC: three piece white suite comprising a white ceramic sink with mixer chrome tap over, white ceramic tiles around the shower over bath arrangement, which is an electric independent shower from the thermostatic heating and hot water system, wc, Karndean 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 999 year lease from 1 January 1981. We understand that this property also owns a share of its Freehold. 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: B

PLEASE NOTE:

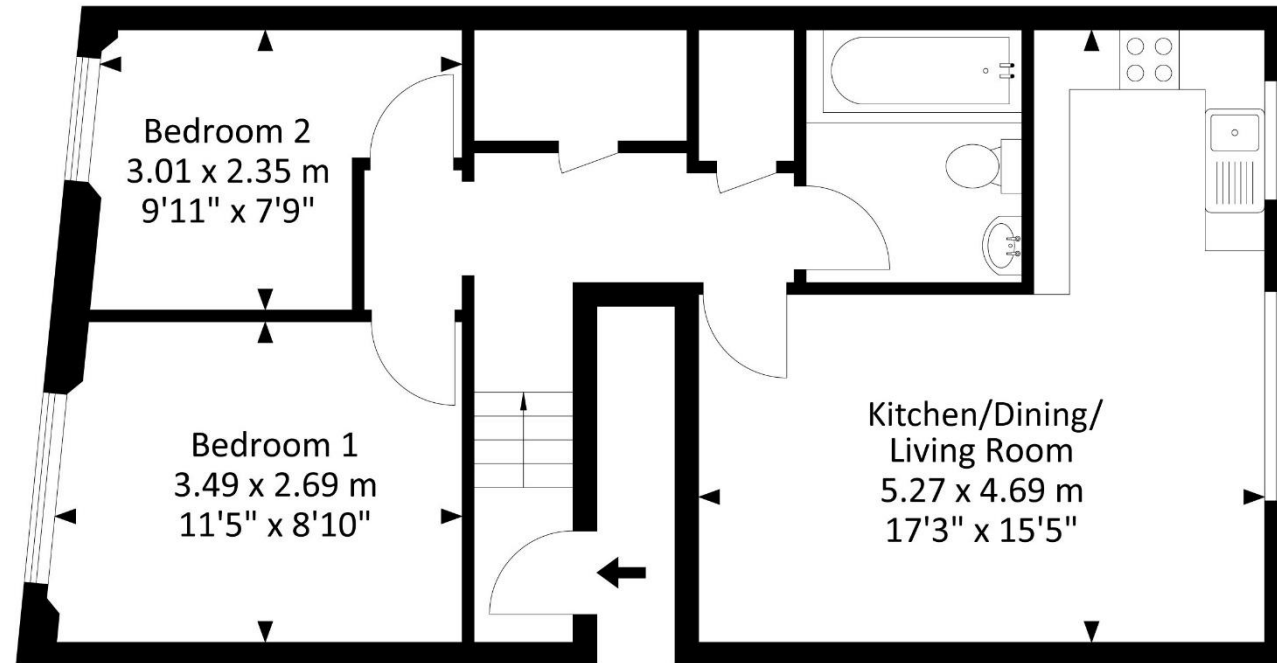
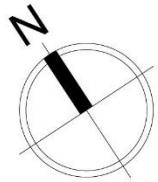
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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		70 C
55-68	D		
39-54	E	42 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.

Dover Place, Clifton, Bristol BS8 1AL

Approx. Gross Internal Area
521.50 Sq.Ft - 48.50 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure
accuracy of the floor plan all measurements are
approximate and no responsibility is taken for
any error, omission or measurement.