



Garden Flat, Flat 1, 107 Pembroke Road

Guide Price £300,000

**RICHARD
HARDING**

Garden Flat, Flat 1, 107 Pembroke Road

Clifton, Bristol, BS8 3EF

RICHARD
HARDING

This one double bedroom garden apartment circa 469sq. ft. is set within a fine semi-detached Victorian period building offering open-plan kitchen/living/dining room, private garden, private entrance and no onward chain.

Key Features

- A convenient and centrally located apartment close to Clifton Village, the Triangle and Whiteladies Road, whilst the Downs and the city centre are also within easy reach.
- **Accommodation:** entrance vestibule, kitchen/sitting/dining room, double bedroom and bathroom/wc.
- **Outside:** private entrance off Guthrie Road leading to the private garden.
- Located in the Clifton Village (CV) residents parking scheme.
- Offered to the market with no onward chain ensuring a prompt move.

ACCOMMODATION

APPROACH: from the pavement of Guthrie Road a wooden door set in the boundary wall leads through to the garden, following the pathway down a short flight of steps towards the private entrance for this flat.

ENTRANCE VESTIBULE: via part glazed wooden door with tiled flooring and storage for a coat and shoe rack. Door opening to:-

KITCHEN/SITTING/DINING ROOM: (19'0" x 14'9") (5.80m x 4.50m) a wonderful open space with three wooden sash windows overlooking the private garden, three radiators, tall skirting boards, central ceiling light point, TV and telephone point and space for sofas and dining room furniture. To the far corner, the kitchen is fitted with a range of wall, base and drawer units with square edged work surfaces over, splashback and inset sink and drainer unit with swan neck mixer tap over. Integrated appliances include fridge/freezer, dishwasher, 4-ring electric hob with under counter electric cooker and cooker hood over.

BEDROOM: (15'10" x 8'6") (4.82m x 2.60m) a double bedroom with four wall lights, tall skirting, double glazed Upvc window providing natural light and a lovely outlook onto the private garden, and space for wardrobes.

BATHROOM/WC: white suite comprising low level wc, pedestal wash hand basin with mixer tap and medicine cabinet above, inset bath into tiled enclosure with mixer tap and mains fed shower over, fully tiled walls, tiled flooring, mains fed towel radiator, shaver point and useful storage cupboard housing plumbing for washing machine with cupboard enclosing the boiler.

OUTSIDE

PRIVATE GARDEN: a wonderfully private space with a south-westerly aspect and secure boundary walls. Ample space for garden furniture with established borders of mature trees, plants and shrubs.





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 31 January 1987. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £175. 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.

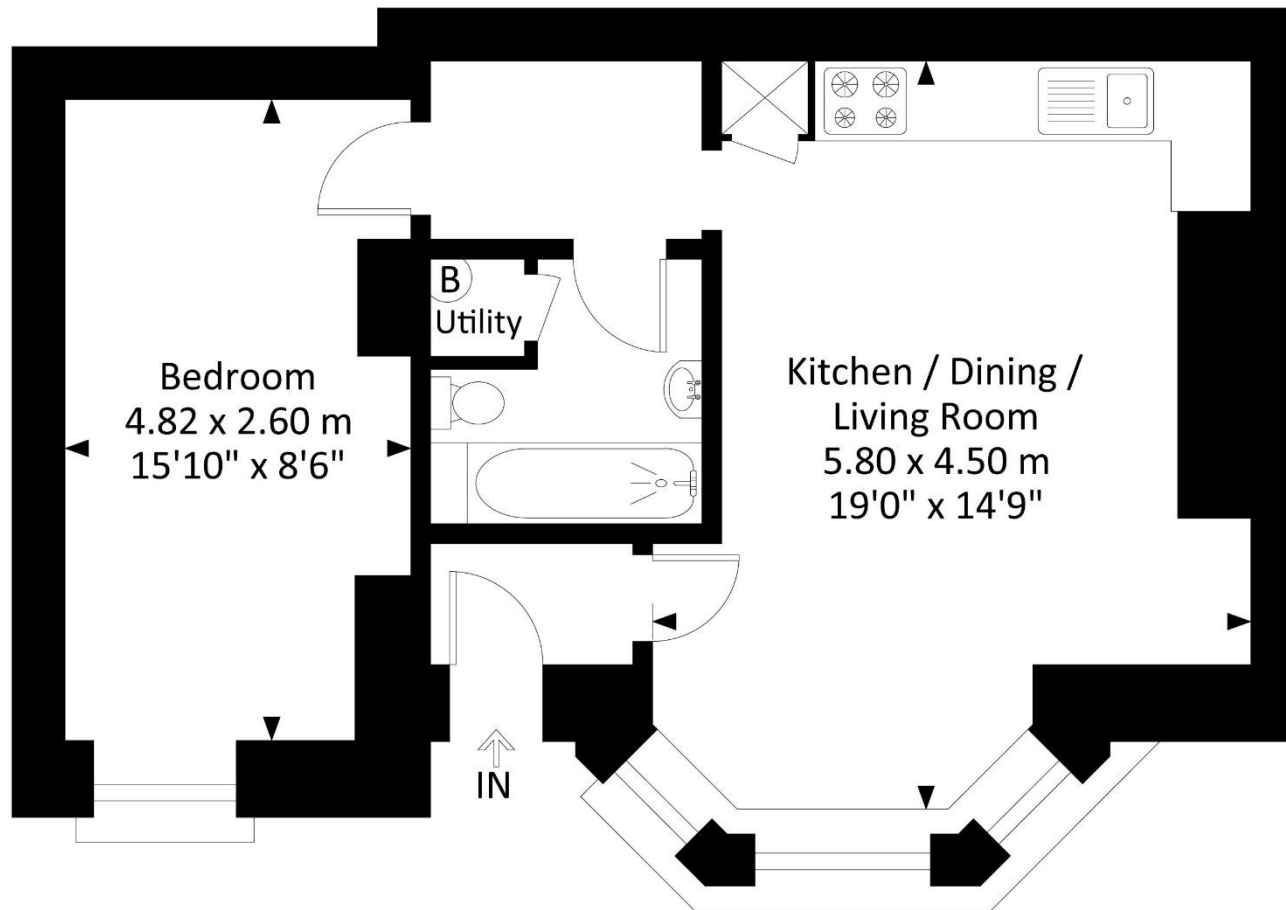


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

Garden Flat, 107 Pembroke Road, Clifton, Bristol BS8 3EF

Approximate Gross Internal Area = 43.65sq m / 469.84sq ft



Lower Ground Floor

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