



Second Floor Flat, 69 Alma Road  
Guide Price £310,000

RICHARD  
HARDING

# Second Floor Flat, 69 Alma Road

Clifton, Bristol, BS8 2DW

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**A 2 bedroom (1 double, 1 single) second floor apartment, occupying the entire top floor of an appealing Victorian building with separate kitchen, full height ceilings and access to first come first serve parking to rear. No onward chain.**

## Key Features

- Well located on the doorstep of Alma Vale Road with an interesting range of independent retailers, a few cafes and the popular 'Alma Tavern'. Within a few hundred yards of Whiteladies Road/Clifton Down shopping centre with a wide range of amenities and useful transport links - train line to Temple Meads and bus routes to the city centre and Cribbs Causeway.
- The property is within the Whiteladies Road conservation area and CE residents parking scheme.
- Full height ceilings across the apartment.
- **Accommodation:** entrance hallway, sitting room, kitchen, bedroom 1, bedroom 2 and bathroom/wc.
- **A first come first served parking arrangement to the rear of the property (3 spaces are shared between the 4 flats).**
- **No onward chain.**

## ACCOMMODATION

**APPROACH:** from the pavement a long pathway leads up to the front elevation of the building where steps rise to a communal entrance door with stone surround and communal entry phone system. Opening to communal hallway where steps rise to the second floor with the private entrance into: -

**ENTRANCE HALLWAY:** a small central hallway providing access to all rooms with loft access hatch above the entrance doorway area, with radiator, picture rail and intercom entry phone.

**SITTING ROOM:** (15'2" x 12'8") (4.62m x 3.85m) double glazed windows to front elevation with pleasant street scenes views of the shops on Alma Road. Full height ceilings throughout with picture rail. Virgin Media connection, radiator and fireplace with decorative surround and mantle (not in use).

**KITCHEN:** (9'1" x 5'4") (2.77m x 1.63m) double glazed window to front elevation with rooftop views with radiator to side. L-shaped fitted kitchen with splashback tiling above rolled edged worksurfaces with stainless steel bowl sink with matching drainer to side with mixer tap. Eye and floor level kitchen units, integrated 4-ring electric hob with electric oven below, space for under counter washing machine, space for under counter fridge and cupboard housing wall mounted Vaillant ecoTEC Pro 24 combi boiler. Low level metal enclosed electric consumer unit and wood effect flooring.

**BEDROOM 1:** (13'10" x 8'7") (4.21m x 2.61m) wood framed sash window to rear elevation, with street scene views which opens onto balcony fire escape with radiator below. Full height ceilings continue with picture rail and decorative fireplace with mantle (not in use).

**BEDROOM 2:** (10'2" x 6'4") (3.10m x 1.94m) single bedroom with wood framed sash window to rear elevation with pleasant street scene views with radiator below, full height ceilings continue with picture rail.

**BATHROOM/WC:** bath with mixer shower and hose attachment into tiled enclosure and extractor fan at ceiling height, close coupled WC, pedestal hand basin with splashback tiling and wood effect flooring.





## OUTSIDE

**PARKING:** First come first serve parking to rear of the property with 3 spaces for 4 flats accessed via nearby lane.

## 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 19 November 1987. It is understood the property benefits from a Share of Freehold and therefore no Ground Rent is payable. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that at the time of writing these particulars that there is no monthly service charge and contributions towards ongoing costs are arranged as and when they are required. This information should be checked by your legal adviser.

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

### PLEASE NOTE:

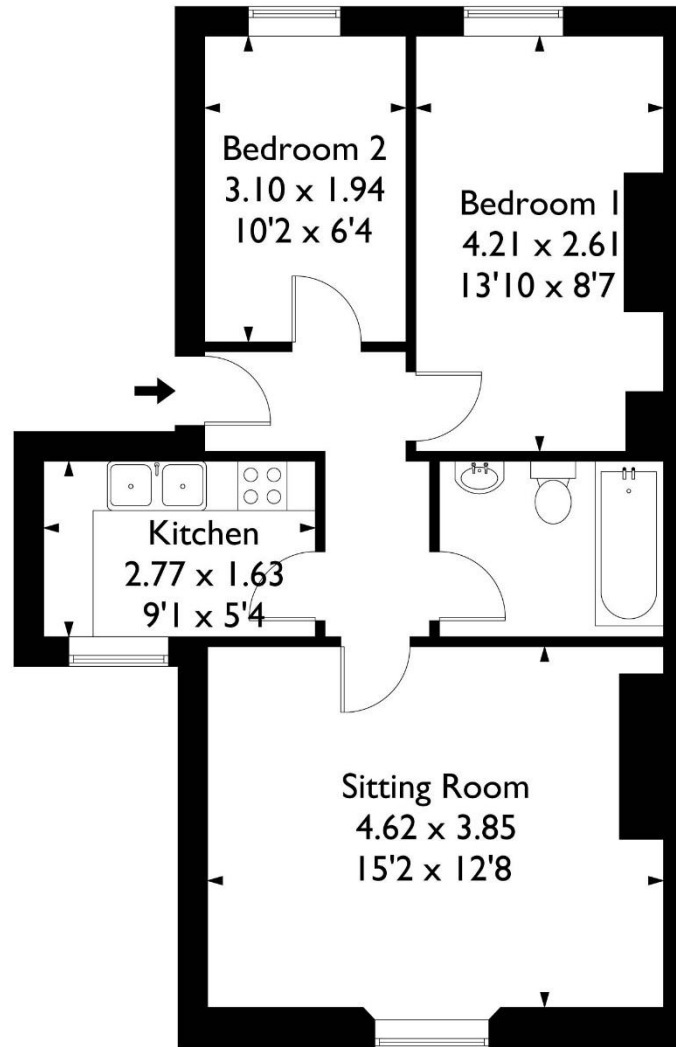
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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	71 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.

# Alma Road, Clifton, Bristol BS8 2DW

Approximate Gross Internal Area 49.30 sq m / 530.80 sq ft



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.