



Garden Flat, 21 Upper Belgrave Road
Guide Price £350,000

RICHARD
HARDING

Garden Flat, 21 Upper Belgrave Road

Clifton, Bristol, BS8 2XL

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A well-proportioned and generous garden apartment, forming the ground floor of this attractive period town house, fronting the Downs.

Key Features

- Offered with no onward chain, this property will suit first time buyers wanting to be close to the many amenities found on Whiteladies Road, the open green space of Durdham Downs, and the many transport links in and out of the city.
- Internally this apartment has a smart and neutral finish and has the added bonuses of both a private entrance and private rear garden.
- **Accommodation:** entrance hallway, sitting room, kitchen, large double bedroom with en-suite bathroom, and a separate cloakroom/wc.
- Located directly opposite to the abundance of green space that is Durdham Downs and a short walk to the many amenities found on Whiteladies Road.
- A private entrance.
- 55 sq. m/592 sq. ft.
- Private southerly facing rear garden with far reaching views.
- Situated within the CE residents parking scheme.

ACCOMMODATION

APPROACH: from the street you cross down to a short flight of steps, where the private entrance into the apartment is found. The private entrance opens into:-

ENTRANCE HALLWAY: hallway which runs the length of the property with access to sitting room, kitchen, double bedroom and cloakroom/wc.

SITTING ROOM: (rear) (14'10" x 12'8") (4.51m x 3.86m) a good sized sitting room with an electric fire which is a wood-burner style with a large wooden mantelpiece and a stone hearth. The room also has a window to the rear elevation and a wooden set of double glazed French doors that open onto the rear garden. These also have an attractive set of what looks like original shutters.

KITCHEN: the kitchen has a single stainless steel sink with drainer to side and chrome mixer tap over, an electric hob with oven below, space and plumbing for a dishwasher and an undercounter fridge/freezer. From here there is also an opening that looks into the living space.

DOUBLE BEDROOM: (14'8" x 12'1") (4.48m x 3.69m) the bedroom has a sliding double glazed sash window to the front elevation and a wooden floor. Door into:-

En-Suite Bathroom/WC: a well-appointed en-suite bathroom with a white bath with shower over, tiled walls, vinyl floor and a chrome heated towel rail. White countertop ceramic sink with chrome mixer tap over, sat on a full array of storage cupboards.

CLOAKROOM/WC: with window to the rear elevation, white ceramic wc and a white hand basin with mixer chrome tap over.





OUTSIDE

REAR GARDEN: the rear garden starts with a patio extending from the rear of the property and then extends into a mainly laid to lawn garden with some mature planted borders. From this level there are some impressive far reaching views back across the city and to the countryside beyond.

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 872 year lease from 13 October 1978, with a peppercorn ground rent. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £60. This information should be checked by your legal adviser.

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

PLEASE NOTE:

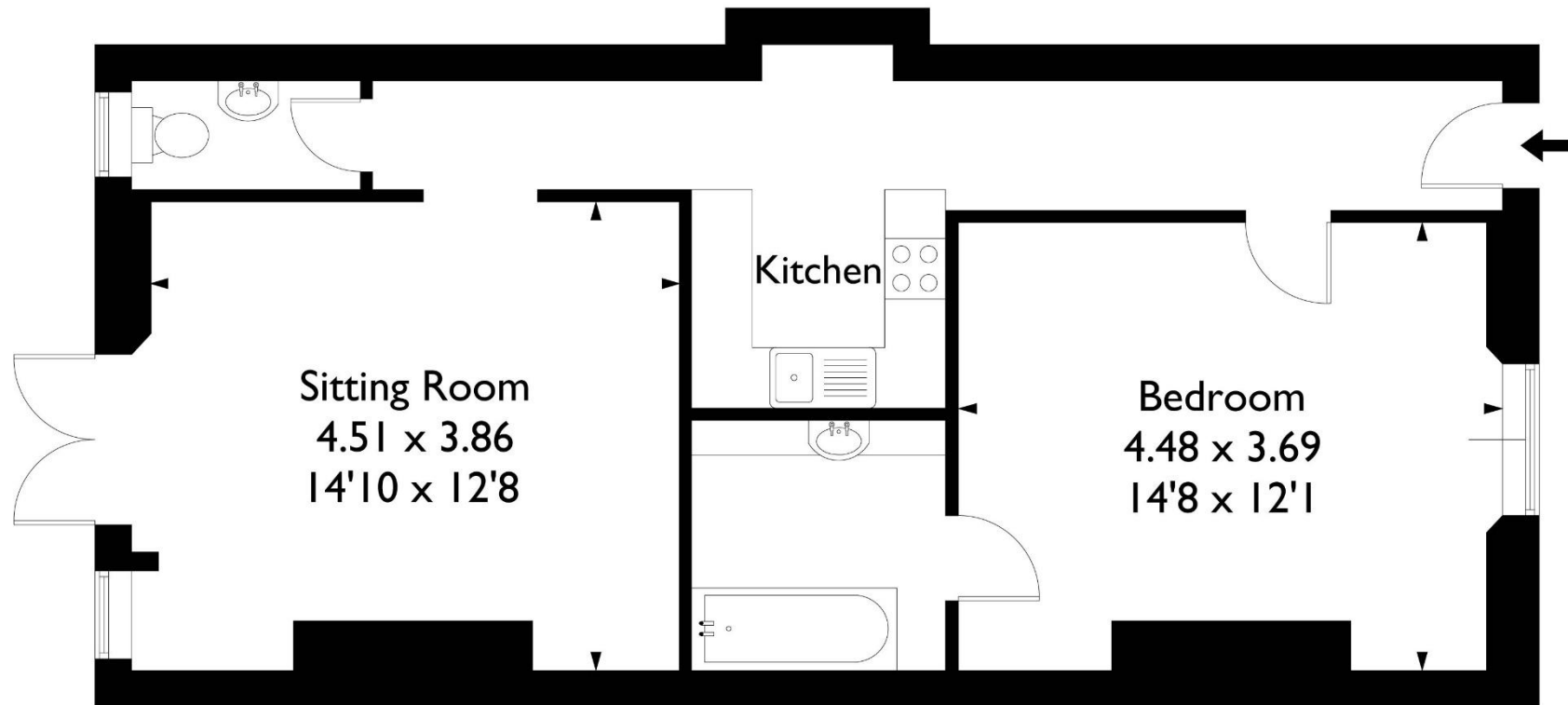
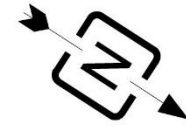
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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	75 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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Approximate Gross Internal Area 55.10 sq m / 592.90 sq ft



Ground Floor

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.