



Top Floor Flat, Flat 4, 9 Vyvyan Terrace

Guide Price £380,000

RICHARD
HARDING

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Clifton, Bristol, BS8 3DF

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An immaculate and beautifully presented two double bedroom top floor apartment set within a prestigious Grade II* listed building with wonderful outlook over the communal garden park.

Key Features

- Clifton enjoys a diverse range of boutique shops, bars, restaurants and further essential services. The architecture is varied and striking with 400 acres of open space found on the Downs just under a mile away.
- The apartment benefits from multi-paned sash windows to front and rear elevations, providing excellent natural light and pleasant outlook.
- As well as a bright sitting/dining room, there is a separate kitchen with generous proportions.
- **Accommodation:** hallway, kitchen, sitting/dining room, inner hall, 2 bedrooms, bathroom/wc.
- Located in the Clifton Village (CV) residents parking zone.
- Non-demised timber decked roof terrace with storage area – ideal for alfresco dining with 360 degree views over Clifton Village.
- An inviting period apartment in Clifton Village, offered with no onward chain.

ACCOMMODATION

APPROACH: from the paved terrace a pathway leads to the communal front entrance with panelled double doors and fan light opening to the communal entrance vestibule. A part glazed wooden door with fan light opens to the communal hallway, stairs ascend to the second floor with private entrance on the left hand side. Door opening to:-

ENTRANCE HALLWAY: stairs ascend to the part galleried landing.

PART GALLERIED LANDING: (9'3" x 7'0" inclusive of stairwell) (2.82m x 2.13m) ceiling light point, moulded skirtings. Open walkway through to the inner hall. Four-panelled doors with moulded architraves opening to:-

KITCHEN: (14'0" x 7'2") (4.27m x 2.18m) a Shaker style kitchen comprehensively fitted with an array of panelled base and eye level units with a combination of drawers and cupboards. Granite effect roll edged worktop surfaces with splashback tiling and pelmet lighting. Inset stainless steel sink with draining board to side and mixer tap over. Integral stainless steel oven with 5 ring gas hob and extractor hood over. Multi-paned sash window overlooking the communal garden park. Space and plumbing for washer/dryer, space for tall fridge/freezer, space for dishwasher. Tile effect flooring, radiator, inset ceiling downlights, loft access.

SITTING/DINING ROOM: (18'5" x 14'4") (5.61m x 4.37m) a gorgeous and bright principal reception room, with 2 multi-paned sash windows to the front elevation overlooking the communal garden park. Feature open fireplace (no longer in use) with white surround and with recesses to either side, one with fitted shelving. Moulded skirtings, 2 ceiling light points, radiator. Additionally there is a large skylight window providing plenty of light and gives access via fitted ladder steps to a non-demised timber decked roof terrace.

BEDROOM 2: (13'0" x 7'0") (3.96m x 2.13m) multi-paned sash window to the rear elevation with cityscape views, ceiling light point, radiator, moulded skirtings, built in double wardrobe recess, skirting boards.

INNER HALL: airing cupboard housing gas fired Worcester Bosch combination boiler. Two further storage cupboards, radiator, wall mounted Telecom entry system. Loft access. Four-panelled doors opening to:

BEDROOM 1: (14'3" x 12'0") (4.34m x 3.66m) a generous double bedroom with multi-paned sash window to the rear elevation with excellent views over the roof tops of Clifton, radiator, ceiling light point, skirting boards.





BATHROOM/WC: (7'6" x 6'3") (2.29m x 1.91m) comprising: low level flush wc, pedestal wash hand basin with mixer tap and splashback tiling. Panelled bath with twin handgrips, system fed shower over with wall mounted shower attachment, fully tiled surround and glass shower screen. Towel rail, extractor fan, radiator, ceiling light point.

OUTSIDE

COMMUNAL GARDEN PARK: there is an extensive fully enclosed private garden park to the front of the building for the use of the residents of Vyvyan Terrace which is predominantly laid to lawn with many specimen trees and deep shrub borders which feature an array of flowering plants and mature 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 1 January 1976. It is also understood this property benefits from a Share of Freehold. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £125pcm. 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.

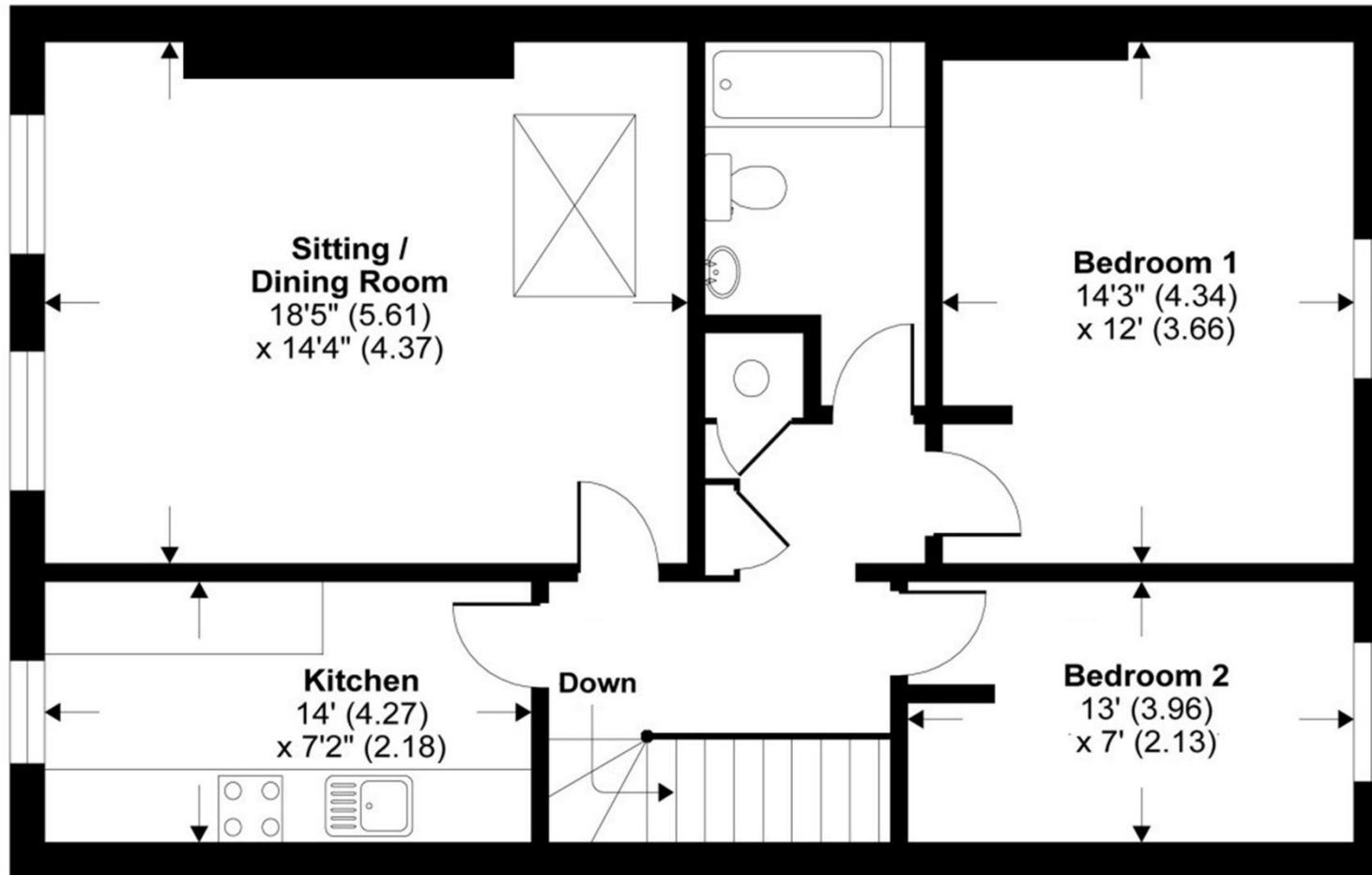


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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APPROX. GROSS INTERNAL FLOOR AREA 828 SQ FT 76.9 SQ METRES



THIRD FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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