



Top Floor Flat, 12 West Mall
Guide Price £375,000

RICHARD
HARDING

Top Floor Flat, 12 West Mall

Clifton, Bristol, BS8 4BH

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An incredibly well-located 2 double bedroom period converted apartment in the heart of Clifton Village.

Key Features

- Plenty of original character with exposed stripped floorboards and sash windows.
- Situated in a prime Clifton Village location on West Mall, with lovely gardens between West Mall and Caledonia Place for public use and enjoyment.
- The superb independent boutique shops, restaurants, cafes and delicatessens of the Village are only a level stroll away, as is the Suspension Bridge and the green open spaces of The Downs.
- **Accommodation:** own staircase rising into the apartment to a central landing with a large open plan kitchen/dining/living room, two double bedrooms and a bathroom/wc.
- A well-arranged and conveniently located apartment offered with no onward chain.

ACCOMMODATION

APPROACH: via communal hall and staircase rising to the second floor landing, where you will find the private entrance to the apartment straight ahead of you, which opens to:-

ENTRANCE VESTIBULE: private staircase rising to the top floor landing, with door intercom system, spotlights and doors opening to:-

KITCHEN/DINING/LIVING ROOM: (22'0 x 12'8") (6.72m x 3.87m) modern fitted kitchen comprising base and eye level cupboards and drawers with granite worktops over and an inset Belfast-style sink. Integrated range cooker, further appliance space for washing machine and fridge/freezer. Wall mounted Vaillant gas central heating boiler. Two sash windows to front elevation and further Velux skylight window above. Inset spotlights, feature fireplace, exposed stripped floorboards and radiator.

BEDROOM 1: (17'0 x 11'1") (5.19m x 3.38m) double bedroom with sash window to rear elevation, inset spotlights, exposed stripped floorboards, radiator and a high-level hatch accessing a recessed storage cupboard.

BEDROOM 2: (17'0 x 10'8") (5.19m x 3.25m) double bedroom with sash window to rear elevation, inset spotlights, radiator and exposed stripped floorboards.

BATHROOM/WC: white suite comprising panelled bath, low level wc, pedestal wash basin, part tiled walls, radiator, inset spotlights, extractor fan and light tube providing some natural light.





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 25 December 1979 and is subject to an annual ground rent of £1 and a perpetual annual rentcharge of £2.14s.0d. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £75. This information should be checked by your legal adviser.

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

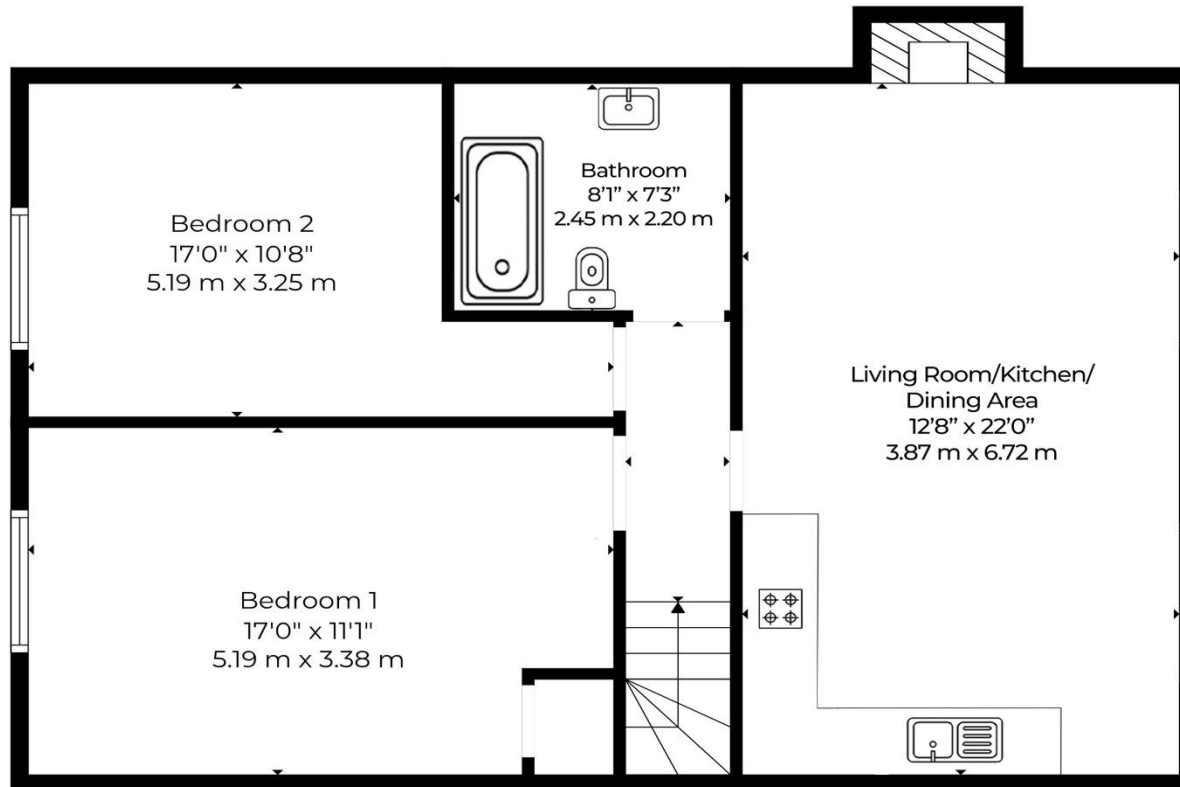
PLEASE NOTE:

- 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	73 C	78 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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Living Space



Total Area: 771 sq. Ft, 72 m2

All Measurements, including Floor Areas, are Approximate and For Illustrative Purposes Only. @propertylaine.co.uk

