

Garden Flat, 6 Victoria Square

Guide Price £695,000

RICHARD HARDING

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Clifton, Bristol, BS8 4EU

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A spacious and stunning 3 bedroom, 2 bathroom garden apartment set within a Grade II listed building adjacent to Victoria Square gardens. Further having benefit of a private rear garden and is offered with no onward chain.



Key Features

- Grade II listed.
- Situated within Clifton Village (CV) residents parking zone.
- Offered with no onward chain making a prompt move possible.
- Spacious separate walk-in wardrobe.
- **Accommodation:** reception hallway, living room, separate kitchen/dining room, bedroom 1, bedroom 2, bedroom 3 with en-suite shower, utility room, walk-in wardrobe, main bathroom.
- An immaculate garden flat central to Clifton Village and adjacent to Victoria Square gardens
- A beautiful rear garden private to this flat which is raised at hall floor level.





ACCOMMODATION

APPROACH: from the pavement to the front elevation, adjacent to Victoria Square, wrought iron balustrade with pedestrian gate opening into steps which descend to the lower ground floor level. Solid four-panelled wooden door.

RECEPTION HALLWAY: a spacious hallway with three light points, cornicing and two radiators. Access to utility room, separate walk-in wardrobe, bedroom 1, main bathroom, bedroom 2 and living room.

UTILITY ROOM: wooden floor, radiator, ceiling light point, base and eye level units, space for washing machine and wine unit.

LIVING ROOM: (**21'2" x 13'8"**) (**6.46m x 4.16m**) ceiling cornicing, radiator, carpeted, access to kitchen/dining room.

KITCHEN/DINING ROOM: (**17'6" x 17'3"**) (**5.33m x 5.25m**) base and eye level units, wooden worktops, undermount central sink with draining board to side and Quooker instant boiling water tap over, window to rear courtyard, ceiling lights, built-in oven and grill, electric 5 ring induction hob with an extractor fan over. Space for American style fridge/freezer and dishwasher. Impressive dining space featuring a striking bespoke atrium skylight flooding the room with natural light.

BEDROOM 1: (**18'7" x 10'5"**) (**5.67m x 3.17m**) sash windows to front elevation with wooden shutters, light points, ceiling cornicing, carpeted, radiator, access to small wardrobe.

BEDROOM 2: (**15'7" x 8'8"**) (**4.74m x 2.64m**) sash windows to rear courtyard with wooden shutters, radiator, ceiling light point, carpeted.

BEDROOM 3: (**11'7" x 6'5"**) (**3.52m x 1.96m**) double glazed window looking out to the front courtyard, ceiling light point, wooden floor and a radiator. Door to:-







En-Suite Shower/WC: obscured double glazed window looking onto front courtyard, tiled flooring, wash hand basin with mixer tap, walk-in shower, wc, heated towel rail/radiator, two light points, extractor fan.

WALK-IN WARDROBE: wooden flooring, three ceiling light points, ample space for built-in wardrobes, Viessman boiler in cupboard.

MAIN BATHROOM: partially tiled, bath, separate enclosed shower, wc, four ceiling light points, marble hand basin.

OUTSIDE

PRIVATE REAR GARDEN: accessed from kitchen/dining room. Steps up to garden, artificial lawn, built-in grounded lights. Garden shed.

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 2006. 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.

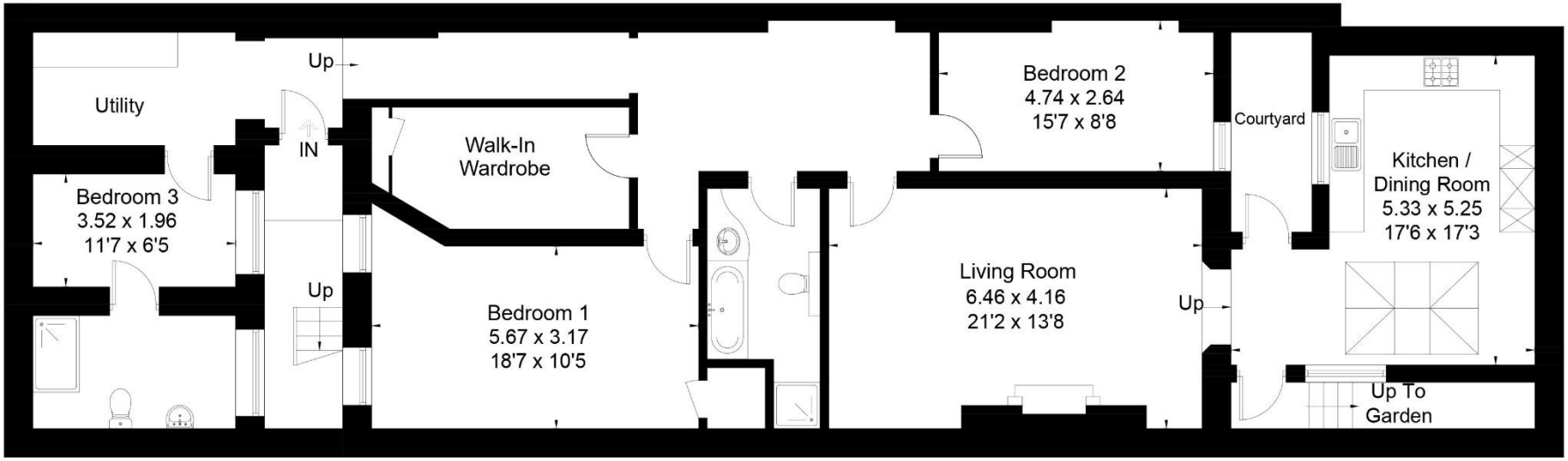
LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: C

PLEASE NOTE:

1. **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.
2. **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
3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

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Approximate Floor Area = 151.1 sq m / 1626 sq ft



Basement

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109216

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