



First Floor Flat, 84 Pembroke Road
Guide Price £420,000

RICHARD
HARDING

First Floor Flat, 84 Pembroke Road

Clifton, Bristol, BS8 3EG

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A generously proportioned 2 double bedroom, 2 bath/shower room first floor apartment, set in an elegant Edwardian town house with an owner-occupied finish and access to communal bike store. To be sold with no onward chain.

Key Features

- An extremely convenient and central location within 500 metres of Clifton Village, the Triangle and Whiteladies Road, while the Downs and city centre are within easy reach.
- **Accommodation:** entrance corridor, sitting room, kitchen, bedroom 1 plus en-suite shower room/wc, bedroom 2, family bathroom/wc.
- Offering many period features such as high ceilings, marble fireplaces, bay fronted sitting room with pleasant views over Clifton's surrounding buildings.
- Modern integrated appliances and a modern Worcester Bosch combi boiler.
- Situated in the Clifton Conservation Area and the CE residents parking scheme.
- To be sold with no onward chain making a prompt move possible.

ACCOMMODATION

APPROACH: from the pavement via stone patio and stairs leading to communal front door with telephone entry system. Communal hallway with staircase leading to the first floor where the private entrance to this apartment is found directly in front of you.

ENTRANCE CORRIDOR: with doors radiating to sitting room, bedroom 1, bedroom 2 and family bathroom/wc. Frosted sash window to the side elevation, alarm panel, consumer unit and two radiators.

SITTING ROOM: (20'9" x 12'6") (6.32m x 3.80m) bay fronted with four sash windows to the front elevation with street scene views. Grand marble fireplace with floral tile inserts, cast iron fire basket and slate hearth with shelving to sides into alcoves. Cornicing, wall lights and chandelier with dimmer switch and two radiators. Door to:-

KITCHEN: (17'6" x 5'11") (5.34m x 1.80m) fitted with a range of base and eye level units, solid polished working surfaces, 1 ½ bowl stainless steel sink unit with mixer tap and carved draining board, 4 ring electric hob with stainless steel filter hood above and electric oven/grill below. Integrated tall fridge/freezer, washing machine/dryer and dishwasher. Worcester Bosch combi boiler. Partially tiled walls, tiled flooring, inset downlights, radiator and sash window to the front elevation.

BEDROOM 1: (15'11" x 12'1" inclusive of en-suite) (4.85m x 3.68m) sash window to the rear elevation, shelving, radiator and spotlights. Door through to:-

En-Suite Shower Room/WC: white suite comprising low level wc, pedestal wash hand basin, wide shower cubicle with mains fed stainless steel shower and glass sliding screen, extractor fan, inset downlights, tiled splashbacks, partially tiled walls and shelving, tiled flooring, radiator, light and shaver point.





BEDROOM 2: (14'10" x 8'2") (4.51m x 2.49m) sash window to the rear elevation, shelving, spotlights and a double radiator.

BATHROOM/WC: frosted sash window to the side elevation, white suite comprising low level wc, pedestal wash hand basin, panelled bath with mains fed shower above, glass shower screen, medicine cabinet, partially tiled walls, tiled flooring, inset downlights, light with shaver point, radiator and an extractor fan.

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 4 May 2004. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £95. 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.

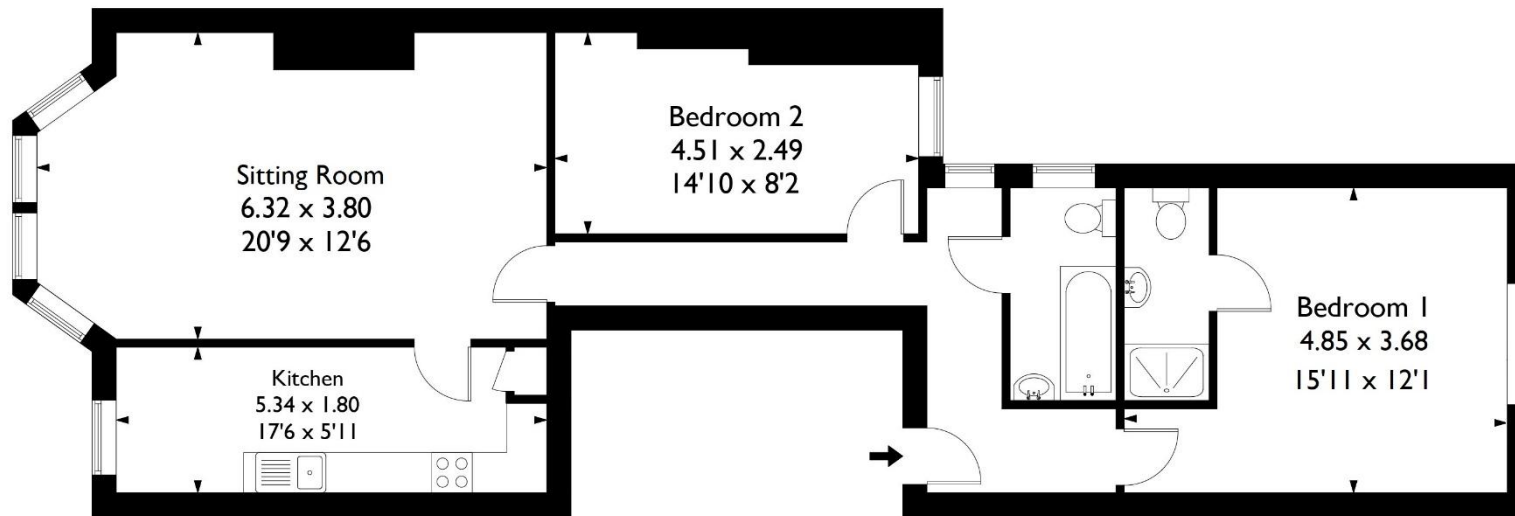


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 76.30 sq m / 821.50 sq ft



First 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.