



First Floor Flat, 33 Beaufort Road  
Guide Price £450,000 - £475,000

RICHARD  
HARDING

# First Floor Flat, 33, Beaufort Road

Clifton, Bristol, BS8 2JX

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A 2/3 bedroom first floor apartment with an off-street parking space, separate kitchen and measuring approx. 900 sq. ft. Situated within an attractive semi-detached house built circa 1880 in a sought-after Clifton residential area close to Whiteladies Road.

## Key Features

- Highly-prized location between Whiteladies Road and Pembroke Road which provides excellent access to the wide open space of the Downs and the amenities of Whiteladies Road and Clifton Village.
- **Accommodation:** hallway, sitting room, kitchen, bedroom 1, bedroom 2, bedroom 3/study and bathroom/wc.
- In addition to an off-road parking space to the front of the property, it is situated within the CE residents parking scheme (Monday-Friday 9am to 5pm).
- Situated in the Whiteladies Road Conservation Area.
- Benefiting from a share of the freehold.

## ACCOMMODATION

**APPROACH:** the property is approached over a block paved pathway adjacent to the driveway parking, two small steps lead up to a ramp to the front communal entrance with outdoor security lighting and intercom system. This door services three flats within the building. Opens to:-

**COMMUNAL ENTRANCE HALL:** communal entrance with door to the ground floor flat, cupboard housing meters, wooden flooring, carpeted staircase with banister rail turning to the first floor. Obscured glazed private door into:-

**HALLWAY:** central hallway providing access to all principal rooms, with five doors leading from it. Naturally lit by internal glass bricks towards the communal hallway and two windows over the bedroom doors. Wall mounted radiator. Wall mounted metal consumer unit and coat rail. Intercom entry phone.

**SITTING ROOM:** (17'8" x 15'10") (5.39m x 4.82m) twin wood framed sash windows to front elevation with sill and a radiator below, high ceilings with simple mouldings, picture rail, further radiator with radiator cover. Fireplace with cast iron insert, marble surround and granite hearth. Built in dressers to either side of the chimney breast. Door into:-

**BEDROOM 3/STUDY:** (13'4" x 6'5") (4.07m x 1.95m) wood framed sash window to front elevation with sill and a radiator below, high ceilings with picture rail. Suitable as a study or single bedroom.

**KITCHEN:** (10'6" x 7'11") (3.20m x 2.42m) wood framed sash window to side elevation with sill. Fully fitted kitchen on both sides with eye and floor level cupboards and drawers, square edged granite work surfaces with metro tile splashback, integrated 4 ring gas hob with electric oven below and extractor hood over, integrated concealed fridge/freezer, integrated dishwasher, stainless steel sink recessed into work surface with swan neck mixer tap and lit display cabinet. Wall mounted Worcester condensing combi boiler on opposing wall and worktop lighting.

**BEDROOM 1:** (13'4" x 10'1") (4.07m x 3.07m) twin wood framed sash windows to rear elevation, high ceilings with simple mouldings, radiator, built-in wardrobe along far wall providing hanging and shelf storage.

**BEDROOM 2:** (10'7" x 10'2") (3.23m x 3.10m) wood framed sash window to rear elevation with radiator below.





**BATHROOM/WC:** accessed from the hallway; obscured glazed window with extractor fan through the window. Door to side elevation providing access onto fire escape. Tiled flooring and partially-tiled walls, vanity unit with square edged hand basin with mixer tap, twin fixed wall mirrors, splashback tiling and shaving light. Close coupled wc. Square edged bath with mixer tap and thermostatically controlled rainhead shower, moulded ceilings, mains fed heated towel rail. **Laundry Cupboard** with central shelf and space for washing machine and tumble dryer.

## **OUTSIDE**

**PARKING:** the property has the benefit of a single allocated parking space to the front of the property. In addition to this, the property sits within the CE residents parking scheme.

## **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.

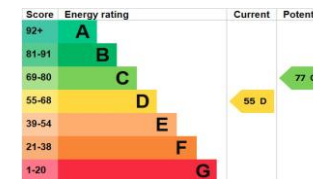
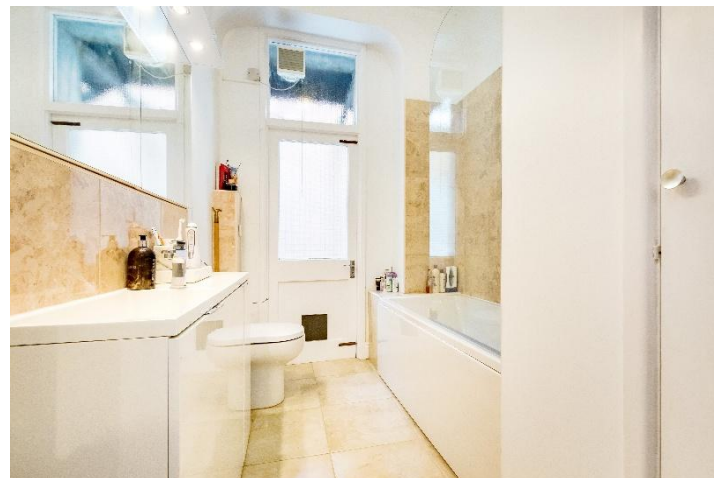
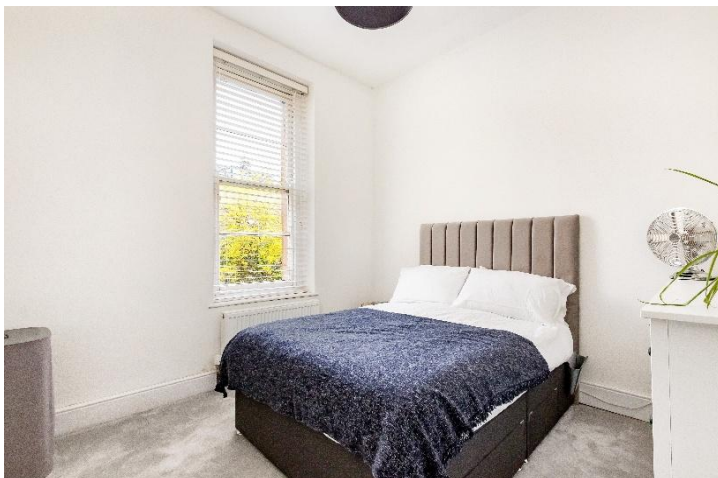
**TENURE:** it is understood that the property is Leasehold for the remainder of a 300 year lease from 29 September 1967. It is also understood this property benefits from a Share of Freehold. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £100. This information should be checked by your legal adviser.

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

### **PLEASE NOTE:**

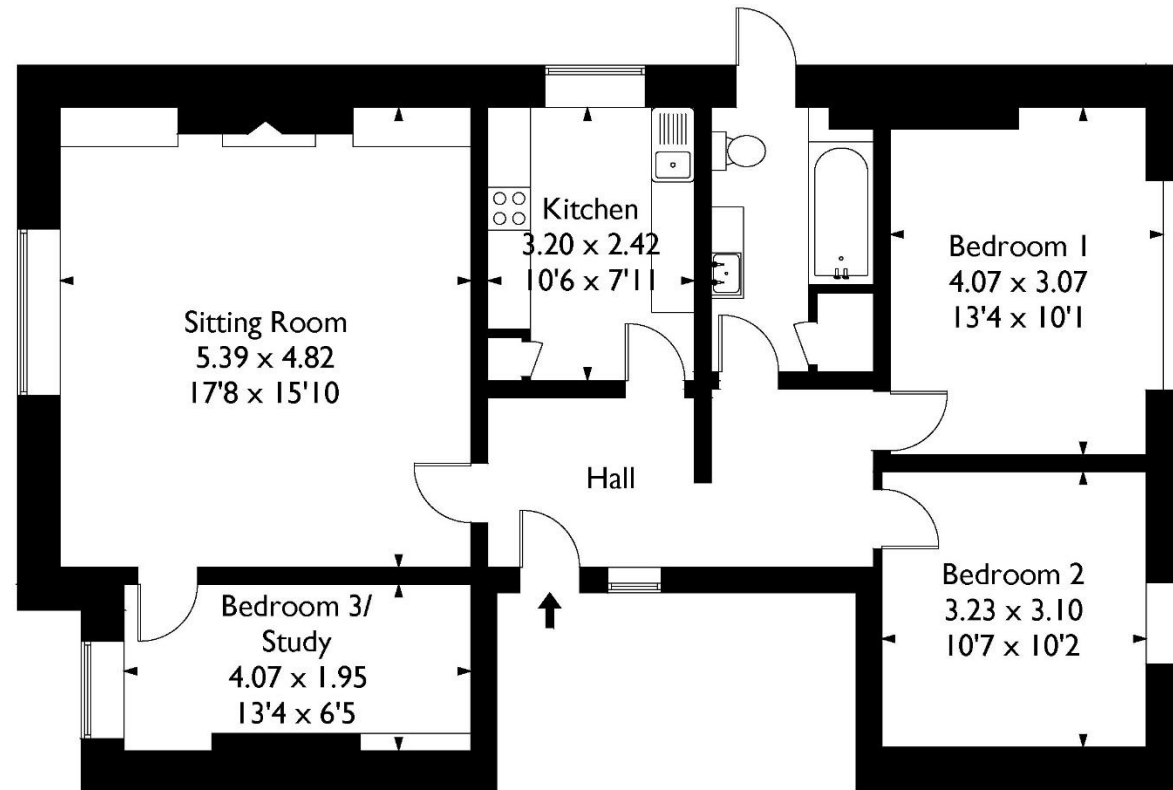
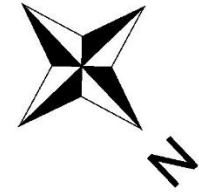
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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.



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 = 84.45 sq m / 909.01 sq ft



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.