



First Floor Flat, 7 Osborne Road
Guide Price £450,000

RICHARD
HARDING

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Clifton, Bristol, BS8 2HA

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An incredibly roomy and elegant first floor apartment with superb proportions and an abundance of natural light.

Key Features

- Situated on a peaceful side road in Clifton, within a short, level stroll of the excellent shops, restaurants and cafes of Whiteladies Road. The green open spaces of the Downs are nearby, as are Clifton Down railway station and convenient access to Bristol city centre.
- **Accommodation:** entrance hallway, superb sitting room (19'2" x 15'0" max into chimney recess), separate kitchen/breakfast room, two double bedrooms and a large bathroom/shower/WC.
- Offered with no onward chain.
- An exceptional apartment of a lovely scale in a highly convenient location.

ACCOMMODATION

COMMUNAL ENTRANCE: via a communal entrance hallway with staircase rising to the first floor landing, where the private entrance to the apartment can be found.

ENTRANCE HALLWAY: (10'2" x 3'6") (3.09m x 1.06m) a welcoming entrance hallway with high ceilings, partial ceiling cornicing, door entry intercom system and fuse box for electrics. Doors leading to the sitting room, kitchen/breakfast room, both bedrooms and the bath/shower room/WC.

SITTING ROOM (front) (19'1" x 15'0" max into chimney recess) (5.81m x 4.56m) a superb principal reception room of excellent proportions featuring two large arched sash windows to the front elevation. Attractive period style fireplace with marble surround and slate hearth. Ceiling coving, picture rail and two radiators.

KITCHEN/BREAKFAST ROOM: (12'3" x 8'0") (3.73m x 2.43m) fitted with a modern range of base and eye level cupboards and drawers with square edged work surfaces over and inset single stainless steel sink with drainer. Integrated appliances include a double oven, 4 ring gas hob with extractor hood over, dishwasher, fridge/freezer and washer/dryer. Feature arched sash window to the front elevation with space beneath for a small cafe-style table, wall mounted Worcester gas fired boiler, high ceilings and a radiator.

BEDROOM 1: (rear) (14'11" x 9'5" max into chimney recess) (4.53m x 2.87m) a generous double bedroom with sash window to the rear elevation, ceiling coving, high ceilings and a radiator.

BEDROOM 2: (rear) (11'5" x 9'9") (3.47m x 2.97m) a further double bedroom with sash window to the rear elevation, ceiling coving, high ceilings and a radiator.

BATH/SHOWER ROOM/WC: (14'4" x 8'5") (4.36m x 2.56m) a particularly spacious bathroom fitted with a panelled bath, oversized shower enclosure, low level wc and pedestal wash hand basin. Sash window to the rear elevation, additional sash window to the side elevation and a radiator.





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.

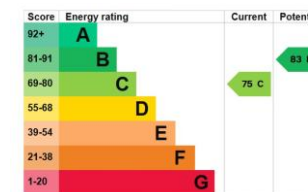
TENURE: it is understood that the property is Leasehold for the remainder of a 1,000 year lease from 29 September 1976, with an annual ground rent of £10 p.a. We also understand that the land in this title is subject to a perpetual yearly rent charge of £16.0s.0d p.a. This information should be checked 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.

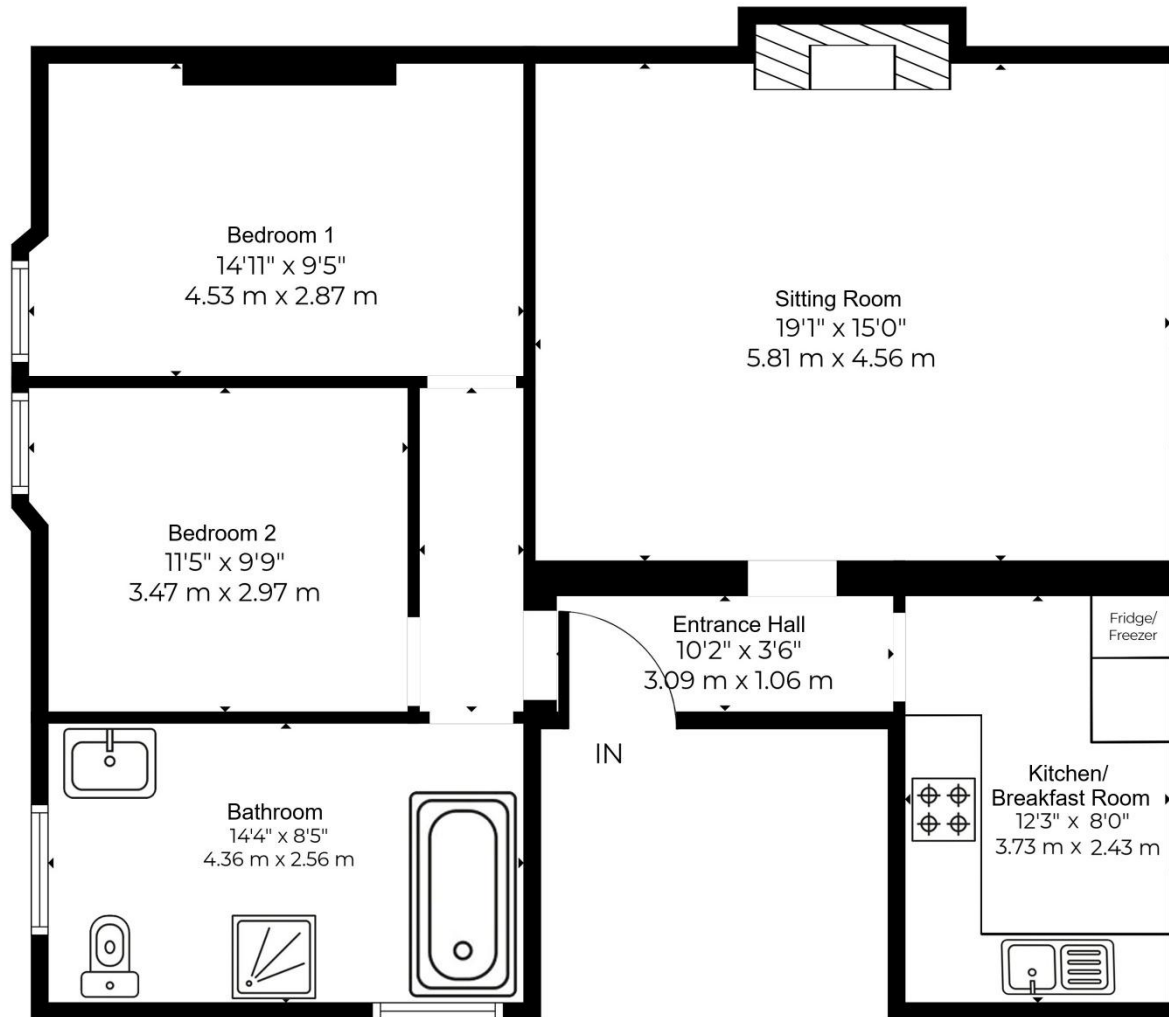
LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: C

PLEASE NOTE:

- 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



If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



First Floor Flat, 7 Osborne Rd, Clifton, BS8 2HA
Total: 869 sq. FT, 81 m2

All Measurements, Including Floor Areas, Are Approximate And For Illustrative Purposes Only. @propertyaine.co.uk

