



Upper Maisonette, 7 Clifton Wood Court, Clifton
Guide Price £425,000

RICHARD
HARDING

Upper Maisonette, 7 Clifton Wood Court, Clifton Wood Road Cliftonwood, Bristol, BS8 4UL

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Located on a sought-after road in Clifton Wood, close to the many amenities of Clifton Village and within walking distance of Bristol's floating harbour. This apartment is unusual, as its set back from the road, giving it a greater sense of space and privacy as well as enjoying the elevation and far-reaching views from the terrace and from the side and rear of the property. It also benefits from off street parking and a garage.

Key Features

- Two floors of bright and spacious accommodation of 975.30 sq. ft / 90.60 sq. m.
- A full depth open plan sitting and dining room measuring 22'5 ft / 6.83 m the opens out to a generous terrace to one end and into the fitted kitchen at the other.
- The first floor has a bright central landing that accesses two full width bedrooms at either side of the property with a well-appointed bathroom in the middle.
- Outside – there is a number of first come first served parking space and a private garage.

SECOND FLOOR

APPROACH: through the communal entrance, stairs rise two floors to the landing where you can find the private entrance into flat 7.

ENTRANCE HALLWAY: central hallway with doors leading off to living/dining room/kitchen and a separate wc. Stairs rise to upper floor landing.

SITTING/DINING ROOM/KITCHEN: (22'5" x 15'2") (6.83m x 4.63m) described separately as follows:-

Kitchen: sat just off the main space with large windows to rear elevation looking out towards QEH private school. Fitted with a range of base and wall hung units with laminated worksurface over. Inset double stainless steel sink with drainer to side and chrome mixer tap over. Integrated microwave, oven and electric hob with extractor fan above.

Dining Area: window to rear elevation looking towards QEH private school.

Sitting Area: double glazed upvc doors to front elevation with full height panels to either side, opening out to and providing access to the private rooftop terrace. Wooden style flooring and an integrated storage cupboard.

SEPARATE WC: white wc with concealed cistern and mirrored cupboard above. Tiled floor, vanity style sink with chrome mixer tap over and storage beneath.

THIRD FLOOR

LANDING: central hallway with doors radiating to bedroom 1, bedroom 2 and family bathroom/wc. Access to built-in storage cupboards, one of which houses the immersion tank and doubles as an airing cupboard. Skylight window providing natural light to both the landing and the hall floor hallway.

BEDROOM 1: (15'3" x 10'2") (4.64m x 3.10m) double bedroom making up the full width of the property with two windows to rear elevation, full depth built-in wardrobe, carpeted floor and whitewashed walls.

BEDROOM 2: (15'4" x 8'8") (4.67m x 2.63m) double bedroom making up the full width of the property with two windows to front elevation with fitted plantation shutter blinds, carpeted floor and whitewashed walls.





BATHROOM/WC: tiled floor and partially tiled walls, bath with electric independent shower over. Wc and sink in the same colour.

OUTSIDE

TERRACE: recently updated porcelain tiled floor with a balustrade around, the terrace enjoys views towards the Harbourside, south of the city and the communal gardens bordered with mature trees to the front of the property.

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 1974. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £225.48. 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		76 C
55-68	D		
39-54	E	51 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 90.60 sq m / 975.30 sq ft

Garage Area 12.70 sq m / 136.40 sq ft

Total Area 103.30 sq m / 1111.70 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.