



Garden Flat, 17 Richmond Hill
Guide Price Range £750,000 - £775,000

RICHARD
HARDING



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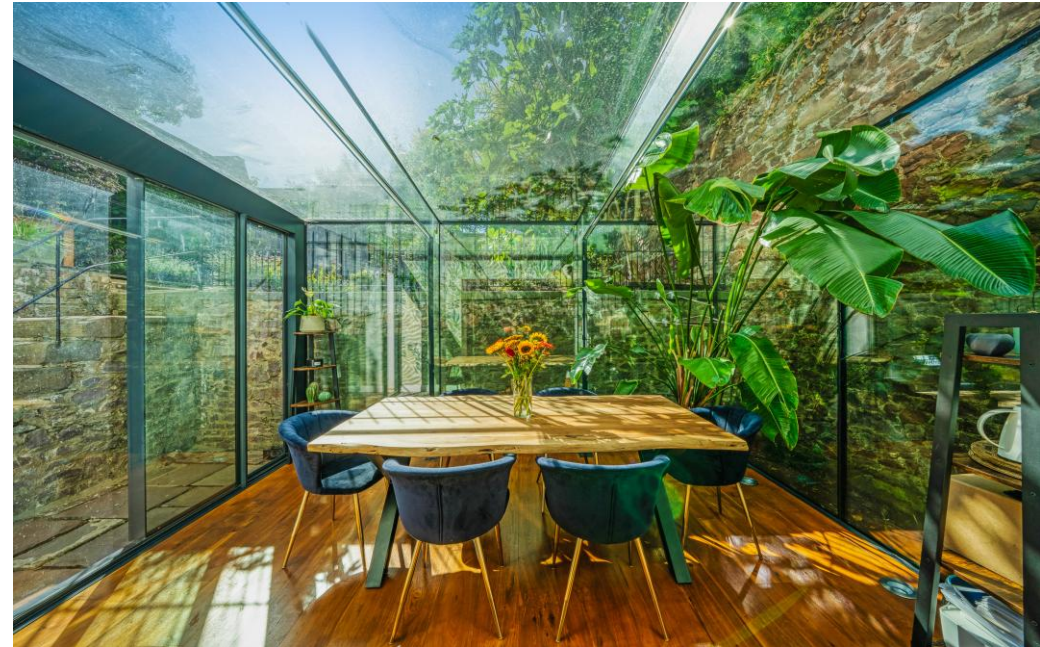
Clifton, Bristol, BS8 1BA

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A magnificent fully refurbished and stylishly presented 2 bedroom garden apartment with private entrance forming part of a gracious grade II listed Georgian semi-detached building in Clifton.

Key Features

- Having a wealth of characterful features combined seamlessly with modern additions, including a bespoke structural glass extension, which now serves as a dining area – connecting to garden.
- 2 double bedrooms, a particularly good sized semi open plan kitchen/sitting/dining room (installed 2024) and double doors opening to the rear garden. There is an en-suite shower room to the master bedroom in addition to a family bath/shower room.
- An exceptional sunny south facing garden (40ft x 40ft), stone chipped for ease of maintenance with large paved terrace, cedar clad home office and well stocked borders.
- **Outside:** communal front garden, secure allocated off-street parking space, sunny private rear garden with side access, detached home office and bike shed.
- An immaculate grade II listed garden apartment central to Clifton Village and Clifton Triangle/Park Street environs where an earliest viewing is very highly recommended to avoid disappointment.
- No onward chain.





ACCOMMODATION

APPROACH: from Richmond Hill, impressive original stone gate pillars with wrought iron double gates opening onto the shared driveway which provides allocated parking. Steps in front of the building lead down to the private entrance. Double glazed six-panelled door with external wall lights to either side, opening to:-

RECEPTION HALL: a welcoming entrance which exudes art deco styling, having a part barrelled ceiling, marble flooring, moulded skirtings, dado rail, two wall light points and column radiator. Open walkways to the long utility room and inner hall.

LONG UTILITY ROOM: a continuation of the marble flooring, part barrelled ceiling, moulded skirtings and dado rail. Square edge quartz worktops with under counter units running across the entire room, Belfast sink with integral drainer, Vaillant boiler, extractor fan and door to kitchen.

FAMILY BATH/SHOWER ROOM: (7'9" x 5'8") (2.36m x 1.73m) free standing roll top bath on ball and claw feet with mixer tap. Corner shower cubicle with low level shower tray, wall mounted shower unit and an overhead circular rain shower. Wash hand basin with mixer tap and towel rail below. Low level dual flush wc. Marble flooring with underfloor heating, heated towel rail/radiator, canopied ceiling with uplighters, ceiling light point and extractor fan.

INNER HALLWAY: double opening cloakroom cupboard, marble flooring, moulded skirtings, dado rail, simple moulded cornice, three ceiling light points. Wood panelled doors with moulded architraves, opening to:-

BEDROOM 1: (12'4" x 11'8") (3.76m x 3.56m) large multi-paned sash window overlooking the communal front garden with working shutters, a pair of arched recesses with wall light points and further recesses below, built-in Sharps wardrobes (fitted 2024), engineered walnut flooring, column radiator, moulded skirtings, simple moulded cornice, ceiling light point. Wood panelled door with moulded architraves opening to:-

En Suite Shower Room: (7'10" x 4'8") (2.39m x 1.42m) walk in wet room style shower with built in overhead rain shower and hand held shower attachment. Wash hand basin with mixer tap, dual flush wc, wall mounted double opening backlit mirrored cupboard, marble flooring with underfloor heating, heated towel rail, wall light point, inset ceiling downlights, extractor fan.

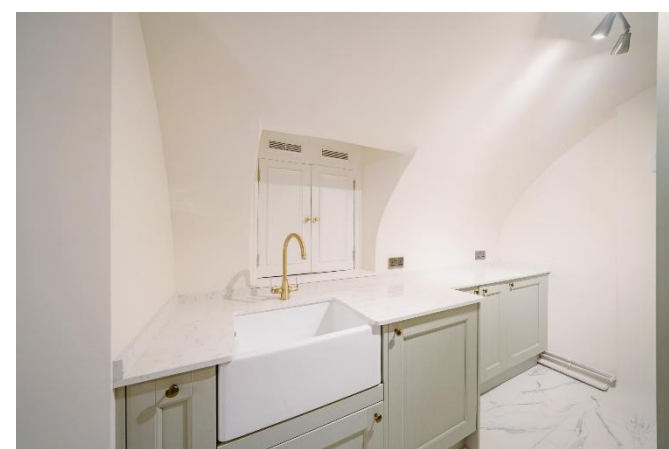
BEDROOM 2: (12'2" x 8'3") (3.71m x 2.51m) multi-paned sash window overlooking the communal front garden with working shutters, engineered walnut flooring, moulded skirtings, dado rail, simple moulded cornice, column radiator and ceiling light point

SEMI OPEN-PLAN KITCHEN/SITTING/DINING ROOM: loosely divided as follows:

Kitchen: (13'2" x 8'4") (4.01m x 2.53m) a recently fitted (2024) Howdens kitchen in three sections with peninsula, square edged quartz worktops, Belfast sink with swan neck mixer tap and integrated drainer, eye and floor level shaker style units, extractor hood over 4 ring integrated Induction hob with oven below. Tall fridge, dishwasher and double doors to garden.

Sitting Room: (21'4" x 13'4") (6.50m x 4.06m) central ornate cast iron working fireplace with slate hearth, recesses to either side of the chimney breast both having wall light points, bespoke fitted wardrobe with hanging space and shelving. Simple moulded cornice, two ceiling light points, engineered walnut flooring, underfloor heating, wide opening to:

Dining Room/Glass Box: (13'7" x 9'4") (4.14m x 2.84m) a striking frameless structural glass extension with floor to ceiling windows on three sides, engineered walnut flooring, underfloor heating, lighting within glass beams and recessed floor lighting.



OUTSIDE

PRIVATE REAR GARDEN: metal gate providing access to a cellar type storage area. Steps rise to a private landscaped rear garden. The garden is sectioned off to different areas, limestone paving with ample space for garden table, raised bed and pond, chipping and bark surrounds, a range of established shrubby bushes and fruit trees including apple and fig, cedar trellises, climbing plants, raised cedar decked area with stone walled flower beds, up lighting in flower beds, secure gateway which allows access.

HOME OFFICE: (10'7" x 7'1") (3.22m x 2.17m) Cedar clad home office with double glazed bi-fold doors and cedar decking, fitted with electricity, underfloor heating, two skylights, engineered wooden flooring and inset downlights.

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, less 10 days, lease from 1 January 1979. We understand that the property also owns a share of the Freehold for the building. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £70 pcm. 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.



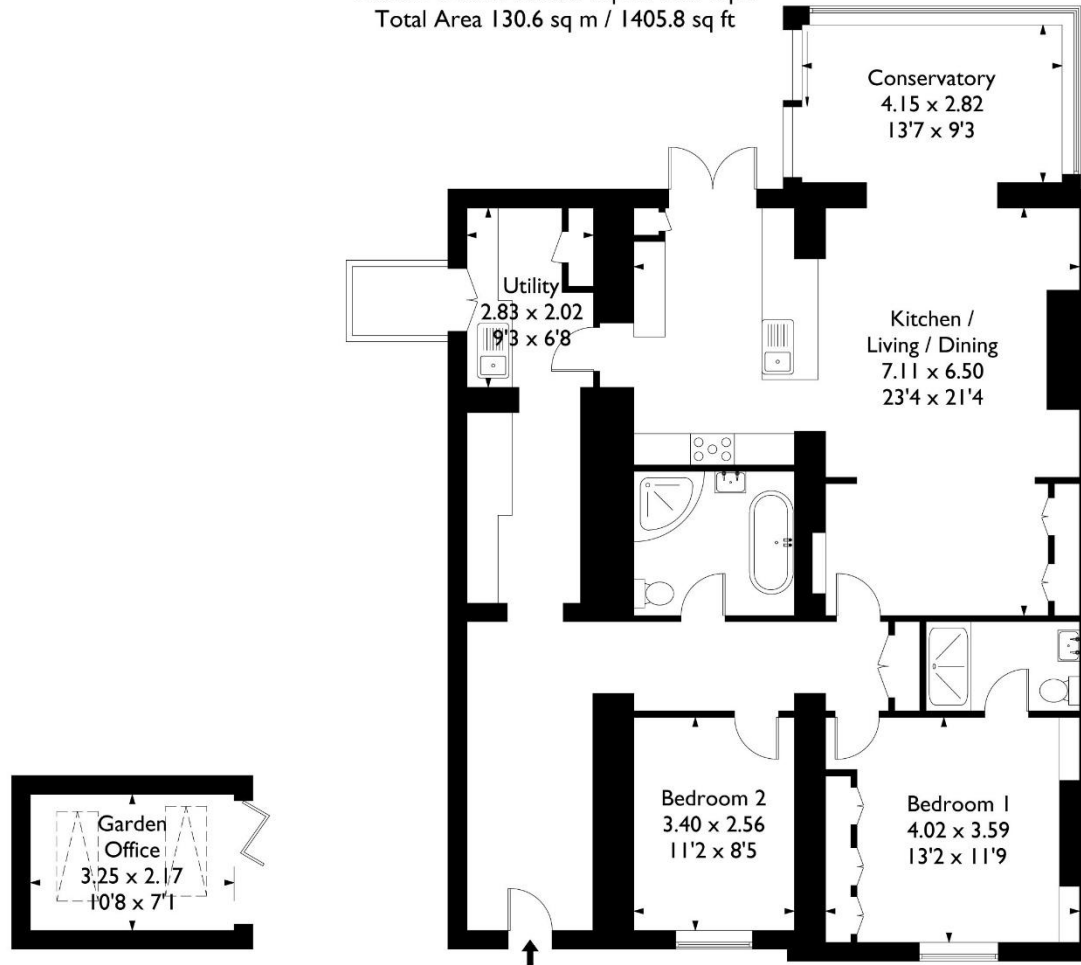


Richmond Hill, Clifton, Bristol BS8 1BA

Approximate Gross Internal Area 123.5 sq m / 1329.9 sq ft

Garden Office Area 7.1 sq m / 75.9 sq ft

Total Area 130.6 sq m / 1405.8 sq ft



Ground 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.