



Second Floor Flat, 4 Cornwallis Crescent
Guide Price £375,000

**RICHARD
HARDING**

Second Floor Flat, 4 Cornwallis Crescent

Clifton, Bristol, BS8 4PL

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Situated within an elegant row of Grade II listed Georgian buildings on one of Clifton villages most converted roads; a well-proportioned 2 double bedroom second floor flat benefitting from spectacular south facing views across the city, as well as enjoying access to communal gardens spanning the length of the Crescent. To be offered with no onward chain.

Key Features

- Exceptional high ceilings.
- Within the Clifton Village (CV) residents parking scheme.
- Access to communal gardens spanning the length of the Crescent.
- Exceptional views over Bristol.
- To be offered with no onward chain.

ACCOMMODATION

APPROACH: from the pavement, the property is approached over a concrete walkway up to a wood panelled entrance door with intercom entry phone leading into:-

COMMUNAL HALLWAY: a carpeted communal hallway, staircase rising to the second floor where the private entrance to this apartment can be found immediately on your left.

ENTRANCE HALLWAY: a welcoming space with intercom system, light point, access to bedroom 1, bedroom 2 and sitting room.

SITTING ROOM: (17'1" x 14'3") (5.20m x 4.35m) two large sash windows with wooden shutters looking onto rear elevation with stunning views over Bristol. Cast iron fireplace with wood surround. Cornicing, six light points, radiator, built-in recessed shelving unit with storage cabinet and shelving.

KITCHEN: (8'1" x 7'3") (2.47m x 2.20m) a well-proportioned separate kitchen comprising of base and eye level units with drawers. Exceptionally large sash window with wooden shutters overlooking the rear elevation provides a southerly aspect with views of Bristol. Sink with stainless steel mixer tap. 4 ring gas hob with oven below, space for fridge/freezer, marble flooring, light points, cupboard housing Valliant gas boiler.

BEDROOM 1: (17'0" x 10'2") (5.19m x 3.10m) sash windows overlooking the front elevation with working wooden shutters, fitted carpet, radiator, light points, cast iron fireplace.

BEDROOM 2: (12'7" x 7'8") (3.84m x 2.33m) sash windows overlooking the front elevation with working wooden shutters, fitted carpet, radiator, light point.

UTILITY ROOM: tiled flooring, base and eye level units with space for washing machine, access to:-

BATHROOM/WC: wooden panelled bath with shower over, radiator, light point, floor standing wash hand basin with steel taps, extractor fan, tiled flooring.





OUTSIDE

COMMUNAL GARDEN: access to very large and well kept south facing communal gardens spanning the length of the terrace for enjoyment for the residents of Cornwallis Crescent.

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 25 December 1994. We understand that there is a ground rent of £25 p.a. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £2,700 p.a. 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 position prior to exchange of contracts.


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

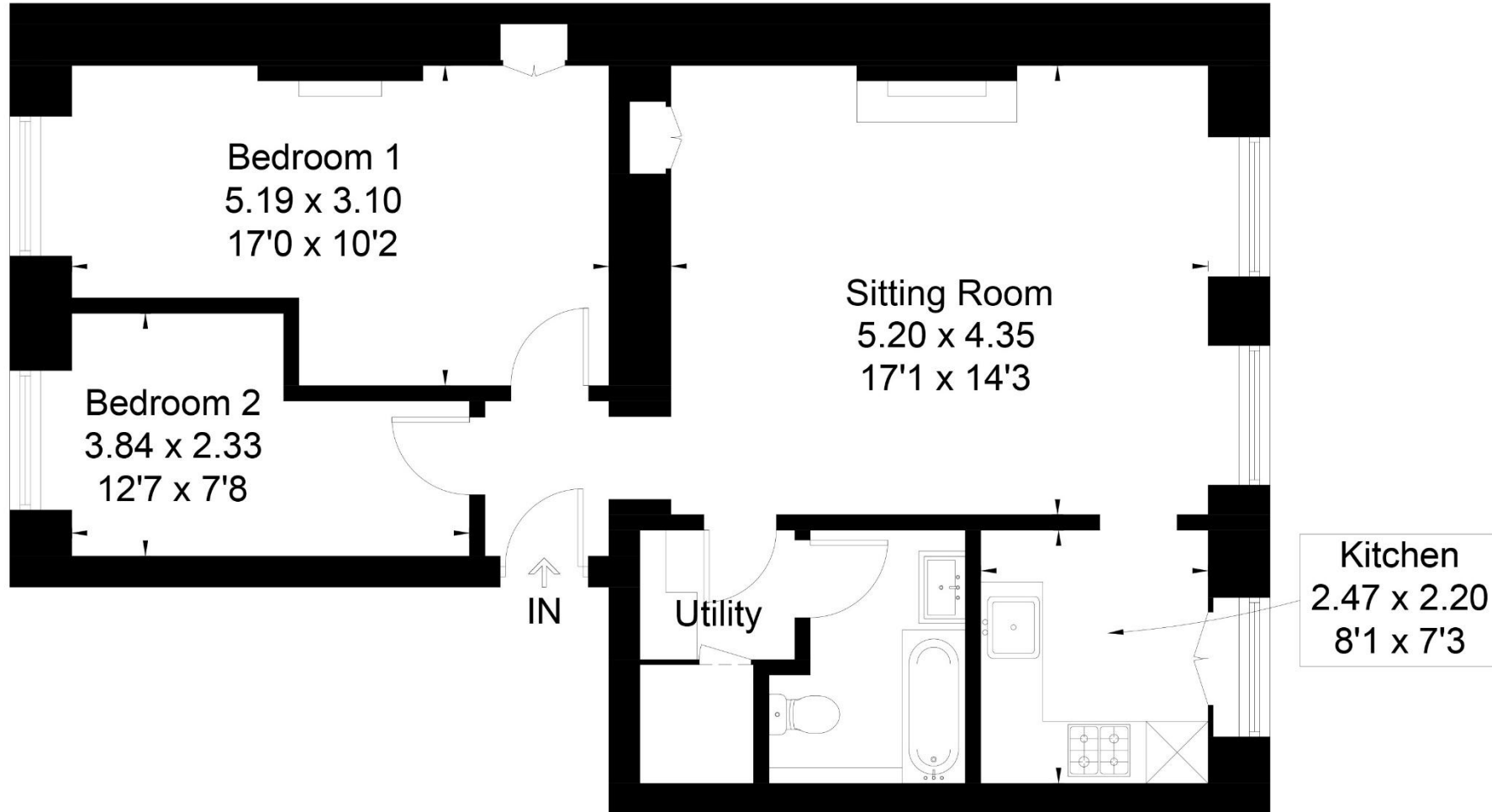
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

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Approximate Floor Area = 66.7 sq m / 718 sq ft



 = Reduced head height below 1.5m



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #110067