



Hall Floor Flat, 1 Chantry Road  
Guide Price Range £795,000 - £825,000

RICHARD  
HARDING



# Hall Floor Flat, 1 Chantry Road

Clifton, Bristol, BS8 2QF

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An inviting and exceptionally spacious split-level apartment, making up the entire hall floor of this handsome and detached Victorian building. No.1 is located on the corner plot sitting between Chantry Road and Hurle Crescent - an attractive and particularly sought-after Clifton location.

## Key Features

- It is difficult to find such a complete apartment. Of particular note here is the private front and rear gardens, there is also a private entrance into the property via the rear garden, that is next to the private garage (where the current owners park and charge an EV). The hall floor position provides the expectedly grand proportions, full of original character and light through the many sliding sash windows. This apartment though has been knocked through at the rear to create a full width living space that has also been extended, giving an additional light filled room (via a glass atrium roof and bi-folding doors) and a further connection to the gardens.
- This really does need to be seen to be fully appreciated.
- The first two bedrooms are a great size and are serviced by two bathrooms. The third bedroom on the lower ground floor can be accessed via separate access in the communal area or private access via a separate entrance in the garden. Making this a flexible space that feels very much part of the home as well as an ideal working/annexe space. At this level there is also a generous utility, well-appointed shower room, and additional access to the communal basement.
- Comprising the hall floor of this handsome and detached Victorian property, sat on a corner plot in a desirable Clifton location.
- 1,663.80 sq. ft / 154.60 sq. m of beautifully finished and well-proportioned living space (excluding the garage).
- An open plan and extended full width living space measuring 28.8 ft/8.74m – a truly exceptional living room.
- Private front and rear gardens, a private entrance and garage large enough to park and charge an EV in.
- Three generous bedrooms, the third located through the apartment at lower ground floor level or separately via the rear garden.
- Many retained period features including fireplaces, a bay window inset with sash windows, stripped wooden floors and ornate ceiling decoration.





## GROUND FLOOR

**APPROACH:** from the pavement and through a central walkway to the communal front door. This walkway bisects the privately owned front garden.

**COMMUNAL ENTRANCE HALL:** upon entering the property via the communal door you are met with a large communal entrance with a terrazzo flooring and a door to the left into the hall floor apartment.

**ENTRANCE HALLWAY:** the attractive private door opens into a central hallway, again laid with a terrazzo flooring. Doors to bedroom 1, shower room, bathroom/wc and the open plan kitchen/dining/ living room.

**BEDROOM 1:** (front) (19'10" x 14'6") (6.05m x 4.41m) lots of original features including an original period fireplace, ornate ceiling cornice, picture rail and a bay window inset with four original sliding sash windows.

**BATHROOM/WC:** tiled floor with underfloor heating, tiling to two thirds height of all of the walls, and a window to the side elevation. White three-piece suite, with white ceramic wc, vanity style sink unit and a freestanding bath with gold floor standing shower and tap arrangement.

**SHOWER ROOM/WC:** with tiled floor and all walls floor to ceiling. The shower room comprises a modern white wc and countertop sink set in a vanity style unit and a modern good sized shower enclosure with chrome thermostatic shower arrangement with overhead deluge shower head, there is also a window to the side elevation with a shutter blind.

**OPEN PLAN KITCHEN/DINING/LIVING ROOM:** (28'8" x 18'0") (8.74m x 5.49m) to the rear of the property is a very large open-plan lounge/diner and kitchen, making up the full width of the property. A door from this area opens to an inner hallway with access to bedroom 2. Measured as one, but described separately as follows:-

**Kitchen:** The kitchen has a range of tall and base units that are of a shaker style and include an inset twin sink with brass tap arrangement, a large kitchen peninsular/island which includes a hob. Set within the hob is a downdraught extractor fan system which is externally venting. Double doors opening to garden room.

**Lounge/Dining Room:** with original period fireplace. Ceiling cornice and ceiling rose, picture rail, stripped wooden floorboards and a door plus two windows that open to and overlook the rear garden.

**GARDEN ROOM:** (11'6" x 7'9") (3.50m x 2.36m) a recent extension which has a lantern glass roof, a window to the side elevation with window seat and a bi-folding door opening onto the terraced section of the rear garden. The floor is laid with a natural stone tile, which extends into the patio section of the garden.

**INNER HALL:** a door from the kitchen/sitting/dining room opens to an inner hallway with window to side elevation and door to bedroom 2. Also accessed from the inner hallway is a door that opens down into the basement level.

**BEDROOM 2:** (16'2" x 9'11") (4.93m x 3.02m) the second bedroom has carpeted floors, an ornate ceiling cornice, picture rail and a window to the front elevation.

## LOWER GROUND FLOOR

Steps down from the inner hall lead to a door that opens into the communal basement level. From here a private door opens to the right into a third bedroom which is also accessible independently from the rear garden.

**BEDROOM 3:** (16'4" x 14'11") (4.99m x 4.55m) the third bedroom has a window to the rear elevation, laminate flooring, door into the communal basement area and an exposed timber ceiling. Glass door leading out onto rear garden. A further door leads from the bedroom into:-

**UTILITY ROOM:** (16'4" x 10'11") (4.99m x 3.32m) utility area with worksurface above, inset with a twin stainless steel sink and a point for a washer/dryer. It also has a window to the rear elevation and a door into a shower room.

**SHOWER ROOM/WC:** the shower room has a tiled floor and a third tiled walls, with an attractive green tiling. Modern generous shower enclosure which has a chrome thermostatic shower arrangement. Vanity style unit with white ceramic sink and chrome tap and a wc which sits within the vanity unit.





## OUTSIDE

**FRONT GARDEN:** a privately owned front garden, with pathway leading through to the communal entrance door to the property.

**REAR GARDEN:** the rear garden is privately owned by this apartment and is level and extends from the back of the property, initially via a patio area which has the same tiles as the extension. The patio has an area for al fresco dining/sitting and is mainly laid to lawn with mature attractive borders. Flanked at the back by the side wall of the private garage. Another patio area extends from the open plan lounge/diner, the patio extends roughly 10ft or so from the property, has a slate chipping floor and space for a dining table before a couple of sleepers change the level where the rest of the garden is found. From the garden steps lead down to a private entrance into the basement level where the third bedroom is found. The rear garden is also accessed from Hurle Crescent via a key coded gate. The property itself is a large Victorian detached house and sits on the corner of Chantry Road and Hurle Crescent, meaning the garden is effectively a corner plot.

**GARAGE: (18'5" x 9'3") (4.99m x 4.55m)** to the side of the rear garden there is a single garage which is big enough to park a car in and at present has an electric charging point.

## 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 1984. We understand that the apartment also owns a share of its Freehold. 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: D

### PLEASE NOTE:

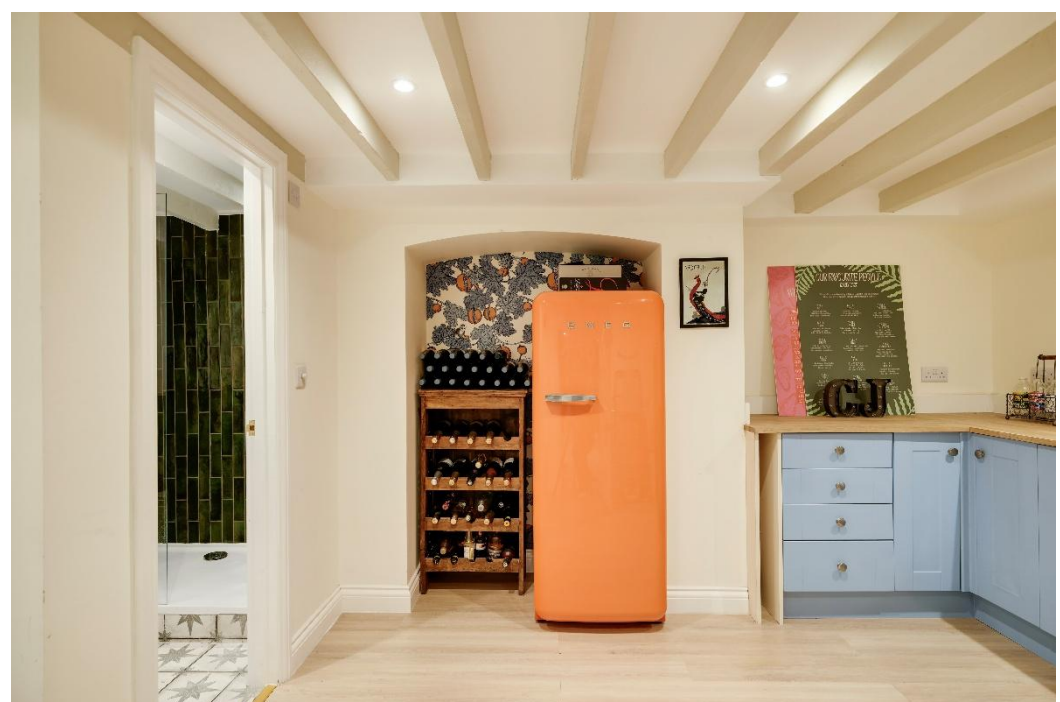
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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		70 C
55-68	D		
39-54	E	49 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.



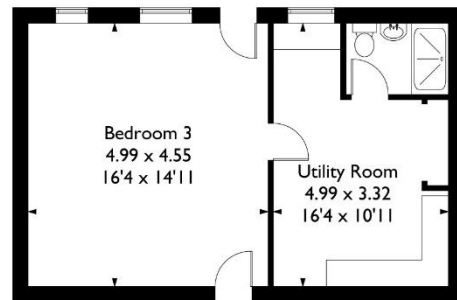


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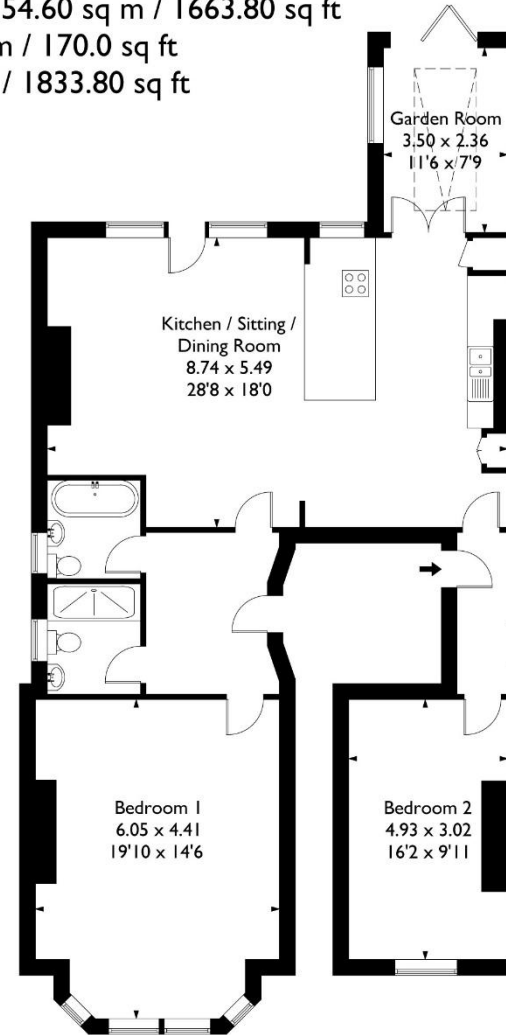
Approximate Gross Internal Area 154.60 sq m / 1663.80 sq ft

Garage Area 15.80 sq m / 170.0 sq ft

Total Area 170.40 sq m / 1833.80 sq ft



Lower Ground Floor



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.