



Ground Floor Flat, 53 Apsley Road

Guide Price £460,000

RICHARD
HARDING

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Clifton, Bristol, BS8 2SW

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An impressive 2 double bedroom hall floor garden apartment of 900 sq.ft., set within a fine Grade II listed building with stunning living/dining room, separate kitchen and a generously sized private walled rear garden.

Key Features

- Conveniently located close to Whiteladies and within easy reach of Durdham Downs and Clifton Village.
- **Accommodation:** entrance hall, kitchen, living/dining room, bedroom 1, bedroom 2 and family bathroom/wc.
- A beautiful and generously sized private rear garden.
- Gas central heating.
- Located in the Clifton East (CE) Residents' Parking Zone.
- A fantastic apartment of generous proportions retaining many period features.

ACCOMMODATION

APPROACH: from the pavement, proceed up the pathway where the communal entrance door can be found straight ahead.

COMMUNAL ENTRANCE: via wide hardwood front door with stained glass fanlight above, the private entrance door to the property can be found on the left hand side, just before the staircase.

ENTRANCE HALLWAY: inset ceiling downlights, door entry intercom system, radiator, moulded skirting boards, wood effect flooring. Doors leading to living/dining room, bedrooms and bathroom. Archway leading through to the:-

KITCHEN: (15'11" x 5'3") (4.85m x 1.59m) fitted with a matching range of wall, base and drawer units with wood effect laminate worktop over, inset sink with mixer tap, drainer unit and tiled surrounds. Integrated Hotpoint double oven with induction hob over. Appliance space for dishwasher and American-style fridge/freezer. Inset ceiling downlights, radiator, wood effect flooring, moulded skirting boards.

LIVING/DINING ROOM: (19'10" x 13'11") (6.05m x 4.23m) an impressive light-filled room with generous ceiling height, windows overlooking the front elevation, ceiling rose with light point, ornate corning, picture rail, wall light points, cast iron fireplace with beautiful marble surround. 2 radiators, built-in cabinetry to either side of chimney breast, moulded skirting boards, wood effect flooring. Ample space for sofas and dining furniture.

BEDROOM 1: (14'7" x 12'4") (4.44m x 3.75m) a double bedroom with high ceilings with ceiling corning and central ceiling light point. Built-in wardrobes to either side of the fireplace. Multi-paned sash window overlooking the rear elevation with secondary glazing. Sandstone fire surround with marble hearth. Radiator, moulded skirting boards.

BEDROOM 2: (12'3" x 9'3") (3.73m x 2.83m) central ceiling light point, double glazed window to side elevation, double glazed French doors giving access out to the private rear garden, radiator, engineered oak flooring, moulded skirting boards.





BATHROOM/WC: a white suite comprising low level wc with concealed cistern, curved panelled bath with system-fed waterfall shower over, wash handbasin set on vanity unit. Space and plumbing for washing machine. Built-in storage cupboard. Inset ceiling downlights, extractor fan, window to side elevation, tiled surrounds, wall mounted chrome towel radiator, tiled flooring.

OUTSIDE

PRIVATE REAR GARDEN: (44'0 x 28'0) (13.40m x 8.53m) with flagstone patio area accessed directly from the second bedroom, leading to a level lawn, plus additional seating area laid to chippings. There is a wooden summer house, plus storage shed, side access path with wooden gate. Outside tap. There are a variety of mature trees, plants and shrubs to the borders and is fully enclosed by a beautiful stone wall boundary.

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 March 1976 with a share of the Freehold. There is a perpetual yearly rent charge of £8. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £150 (a portion is allocated for repairs and maintenance). This information should be checked by your legal adviser.

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

PLEASE NOTE:

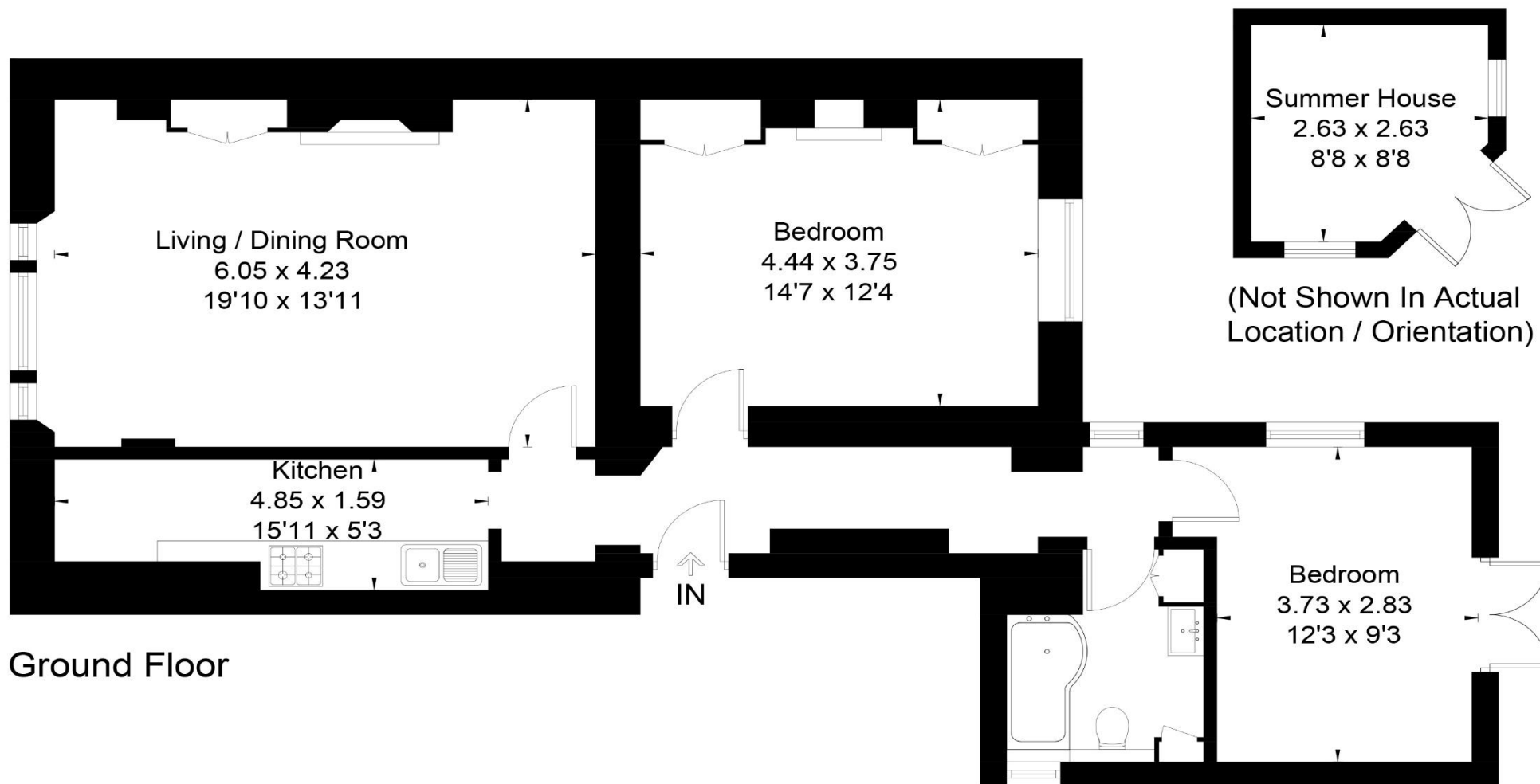
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for 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.

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Approximate Floor Area = 83.6 sq m / 900 sq ft

Outbuilding = 6.3 sq m / 68 sq ft

Total = 89.9 sq m / 968 sq ft



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 #105517