



2nd & 3rd Floor Flat, 214 Royal Parade, Elmdale Road
Guide Price £500,000

RICHARD
HARDING



2nd & 3rd Floor Flat, 214 Royal Parade, 2-7 Elmdale Road

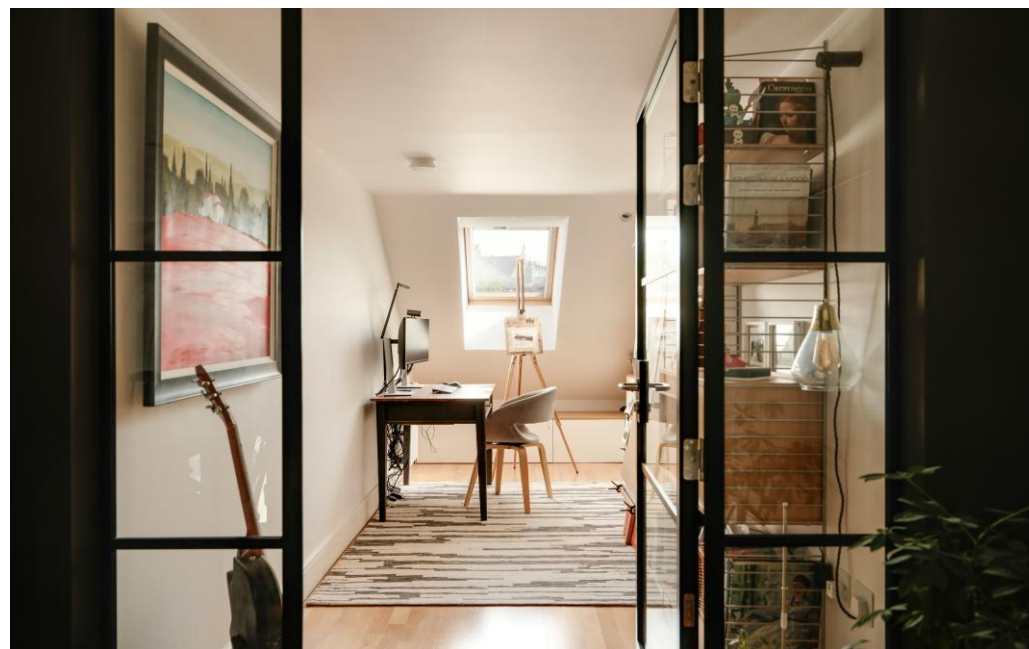
Tyndalls Park, Clifton, Bristol, BS8 1SY

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HARDING

A stunning three double bedroom, 2nd and 3rd floor duplex apartment with further study, benefitting from 2 bathrooms, underground gated off-street parking and presented to an exceptional standard by the present owners having been refurbished throughout.

Key Features

- Set in an exceptionally convenient and central location on the doorstep of the hustle and bustle of the Clifton Triangle with a vast range of eateries, bars, shops and services. Close to so much on offer – the BRI, Whiteladies Road, BBC, Bristol University are all within easy reach. A stroll to the harbourside, Brandon Hill park and Clifton Village.
- Concierge service available Monday to Friday and lift access.
- One of only 8 flats within the building to have a dedicated underground parking space accessed via roller door with ample space for one vehicle and bikes. In addition, the property is within the central parking zone (CPZ).
- Forming part of a conversion of the former Dingles department store, which blends a Grade II listed facade with a modern contemporary finish internally.
- Beautifully refurbished to a very high owner occupied standard throughout with the kitchen and both bathrooms recently replaced.
- Extensive custom made cabinetry throughout the apartment providing plenty of storage.
- Three double bedrooms, plus generous office space and mezzanine landing.
- Superb rooftop views over the Triangle and the Wills Memorial Building.
- Sold with no onward chain making a prompt move possible.





ACCOMMODATION

APPROACH: up a short flight of steps to communal entrance foyer with video intercom system, opens through to impressive open communal areas which provide access to the upper floors. The concierge is also on this level. One of a pair of lifts take you to the second floor which provides the lower entrance to this apartment.

ENTRANCE HALLWAY: rectangular entrance hall with wood flooring, video intercom entry phone and a radiator.

Storage Cupboard: double door storage cupboard with clothes rail and space for boot racks conveniently located opposite the front door.

Boiler Cupboard: 'Mixergy' hot water cylinder, shelf, electrical consumer unit and lighting.

BEDROOM 1: (11'8" x 9'10") (3.55m x 3.0m) aluminium double glazed window to the rear of the building with pleasant rooftop views, radiator to side, triple built in wardrobes and dimmer switch lighting.

En-Suite Shower Room: sliding pocket door from the bedroom opens to the recently installed suite comprising walk-in shower cubicle within a tiled enclosure with rain head shower, mixer tap, ceiling mounted extractor fan and sliding door, wc with concealed cistern and built in cabinets above forming part of a vanity unit with under counter drawers, integrated hand basin with mixer tap, tiled walls and floor, heated towel rail and fixed LED backlit heated mirror.

BEDROOM 2: (11'8" x 8'10") (3.55m x 2.70m) aluminium double glazed window to the rear elevation with pleasant rooftop views, radiator and dimmer switch lighting.

OPEN-PLAN KITCHEN/SITTING ROOM: (23'5" x 19'0") (7.13m x 5.80m) measured as one but described separately as follows:

Kitchen: fully fitted "Leicht" kitchen with eye level units with LED downlighting, square edged stone worksurfaces with matching full height splashback with integrated draining board into composite sink, swan neck "Quooker" instant hot water tap. Soft closing cupboards and drawers with further secret internal drawers. Integrated Neff appliances include a double electric oven at waist height, full sized integrated dishwasher, 4-ring induction hob and integrated tall fridge/freezer. Central island with matching worksurfaces, undercounter storage and space for at least 4 seats under the breakfast bar. Radiator and dimmer switch lighting. Opens to:-

Sitting Room: a pair of rounded arch wood framed double glazed windows with rooftop views over Clifton Triangle and with direct views of Brandon Tower with radiator between the windows, wooden flooring continues, substantial built in storage cabinets along one entire wall. Turning staircase rising to the galleried mezzanine, which overlooks this room.

BATHROOM: bath with shower over, shower screen, hand basin with mixer tap and cabinet below, LED backlit mirror, close coupled WC, extractor fan and heated towel rail.

FIRST FLOOR

GALLERIED LANDING: galleried landing with balustrade, wooden flooring, radiator and space for dining table.

OFFICE: (16'1" x 7'3") (4.91m x 2.20m) a generous study with a continuation of the wood flooring, Velux double glazed skylight with good views, radiator and extensive built in storage. Additional borrowed light from internally glazed door and side windows back to the landing.

INNER HALLWAY/SECOND ENTRANCE: an inner hallway leads to the second entrance which provides direct access to the third floor communal areas and is an alternative entrance to the property/fire escape. Wood flooring continues, extensive built in cabinets for storage, and the location of the internet connection.

BEDROOM 3: (16'1" x 11'4") (4.91m x 3.46m) wood framed double glazed sash window to rear elevation with excellent views over the Wills Memorial Building, wooden flooring continues and a radiator. Built in cabinets along one entire wall.



OUTSIDE

PARKING: eight flats within Royal Parade have benefit of a substantial underground car park to the left of the building with gently sloped driveway down to electric roller door, with further keycode entry side pedestrian door opening to a secure underground store with automatic lighting. The space for this apartment is the first immediately on the left.

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 3 days) lease from 25 December 2001 with a ground rent of £200 per annum. The car parking space is also Leasehold for the remainder of a 999 year (less 3 days) lease from 25 December 2001. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £462.34. This information should be checked by your legal adviser.

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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

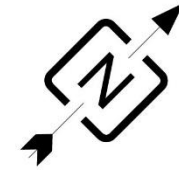
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



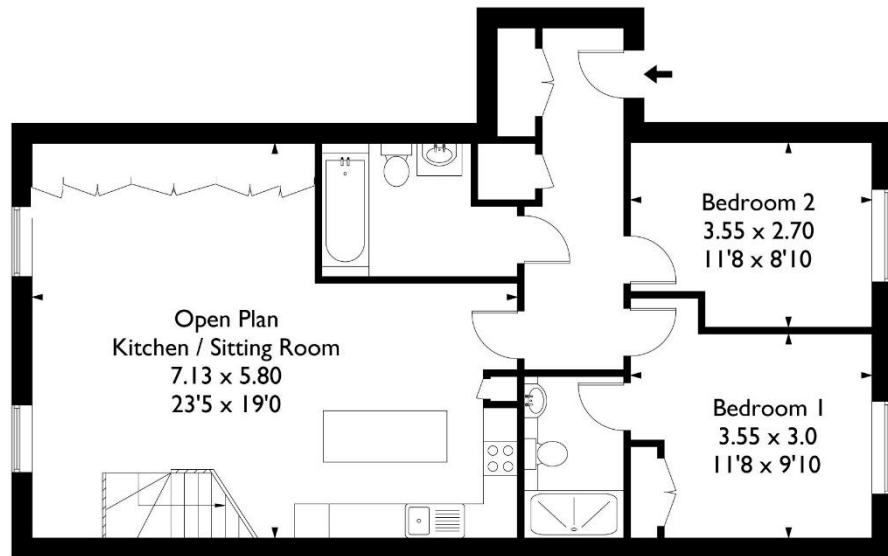


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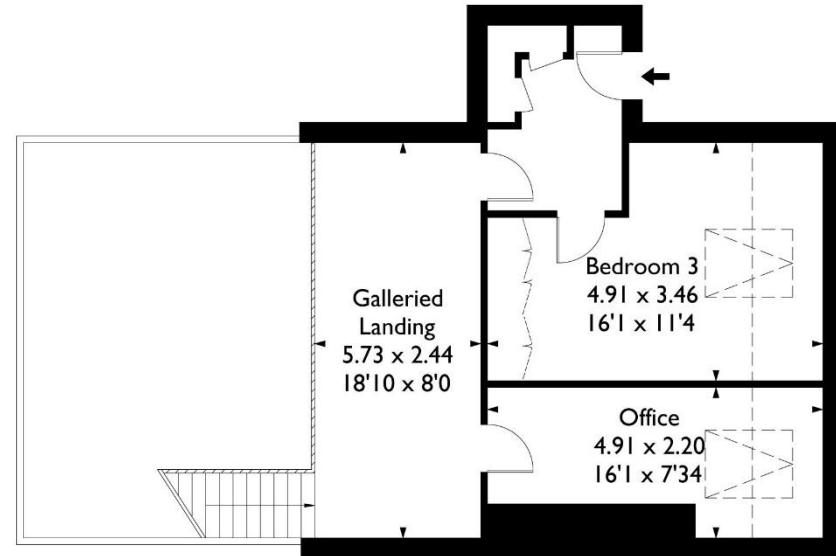
Approximate Gross Internal Area 120.30 sq m / 1294.40 sq ft



= Reduced headroom below 1.5m / 5'0"



Second Floor



Mezzanine Level

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.