



First Floor Flat, Flat 4, Haydon Court, 62 Worrall Road
Guide Price £375,000

RICHARD
HARDING

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Clifton, Bristol, BS8 2TX

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An impressive 2 bedroom apartment enjoying a superb location in the heart of Clifton, with allocated off-road parking and access to a communal roof terrace boasting stunning views across Bristol.

Key Features

- **Excellent location on the desirable Worrall Road, within just 100m of the Downs and a level stroll to the local café, Italian deli and wider shops, cafes and bus connections of Whiteladies Road, along with its cinema and weekly farmer's market.**
- **Accommodation:** entrance hallway, sitting room/kitchen/dining room, utility, bedroom 1, bedroom 2 and bathroom/wc.
- **Outside:** allocated off-road parking for one vehicle with EV charging and access to a communal roof terrace.
- **Separate utility.**
- **A fantastic opportunity to obtain a well located 2 bedroom apartment offering comfortable accommodation, excellent amenities and superb access to both Clifton and Bristol City Centre.**

ACCOMMODATION

APPROACH: from the pavement of Worrall Road, pathway leads down the left hand side of the building where the communal entrance can be found on the right under a canopy storm porch with intercom entry system. Door opens to:

COMMUNAL HALLWAY: staircase rises to first floor where the entrance to this flat can be found on the right hand side.

ENTRANCE HALLWAY: via wooden door, tall moulded skirtings, central ceiling light and doors radiate to all rooms.

SITTING ROOM/DINING ROOM/KITCHEN: (22'6" x 17'5") (6.85m x 5.30m) semi-open plan space with designated kitchen/dining area and sitting room. Measured together but described separately as follows:

Kitchen: a range of wall, base and drawer units with roll edged worksurface over and inset sink and drainer with swan neck mixer tap over. Integrated appliances include 4-ring induction hob with undercounter electric oven with cooker hood over and dishwasher. Double glazed window to side elevation, tiled splashback, central ceiling light, wall mounted Vaillant combi-boiler, space for American style fridge/freezer. Breakfast bar worktop that can comfortably seat four.

Sitting Room: (front) tall moulded skirtings, wall mounted lights, bay window to side elevation and two further windows to rear elevation flooding the space with natural light, two radiators, carpet and ample space for sofas and dining room furniture.

BEDROOM 1: (13'5" x 12'9") (4.09m x 3.89m) double glazed window to front elevation, radiator and two large built-in wardrobes with sliding doors.

BEDROOM 2: (13'3" x 8'10") (4.05m x 2.69m) double glazed window to front elevation, radiator, built in wardrobe and plenty of space for double bed and bedroom furniture.

UTILITY: useful storage cupboard which doubles as utility with plumbing for washing machine and space for tumble dryer as well as storage cupboards.

BATHROOM/WC: white suite comprising low level wc, pedestal wash hand basin with tiled splashback and mirror above, panelled bath with mains fed shower over and glass shower screen within a tiled enclosure and window to rear elevation.





OUTSIDE

COMMUNAL ROOF TERRACE: from the communal entrance stairs rise to the top floor where upvc door with glass panel opens onto the communal roof terrace which captures most of the day's sun and provides truly magnificent panoramic views out over the Clifton rooftops and far beyond. The roof terrace is enclosed by brick wall, metal balustrades and is mainly laid to patio with a barbeque area to the left and ample space for seating.

PARKING: the property benefits from an off-street under croft parking space labelled for flat 4 which benefits from EV charging for an electric car and could be doubled as storage.

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 1977. It is also understood the property is to be sold with a Share of the Freehold. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the quarterly service charge is £865. This information should be checked by your legal adviser.

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

PLEASE NOTE:

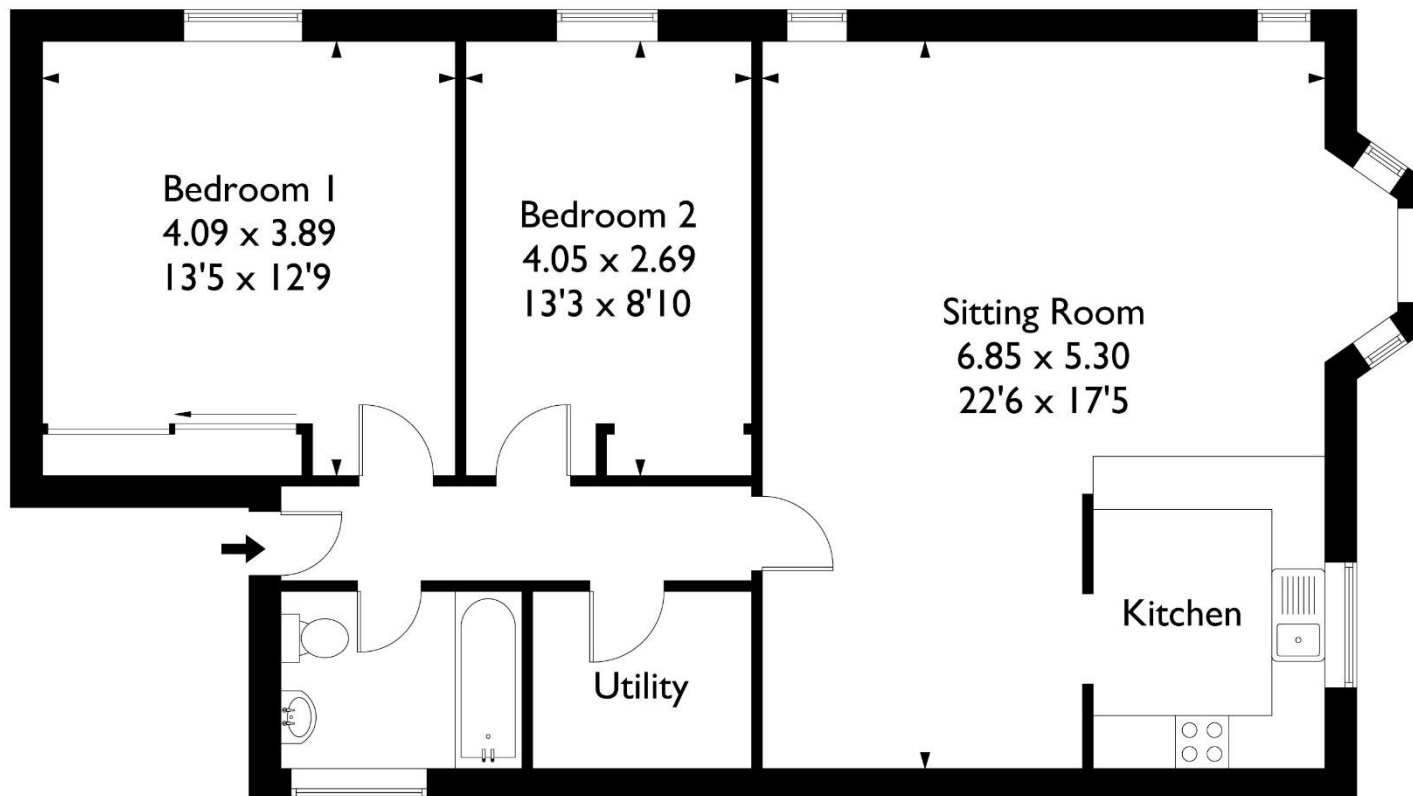
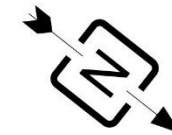
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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	77 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.

Haydon Court, Worrall Road, Clifton, Bristol BS8 2TX

Approximate Gross Internal Area 77.50 sq m / 834.0 sq ft



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.