



Lower Ground Floor Flat, 9 Gordon Road
Guide Price £425,000

RICHARD
HARDING

Lower Ground Floor Flat, 9 Gordon Road

Clifton, Bristol, BS8 1AW

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A well located 2 bedroom lower ground floor apartment, positioned within an attractive Grade II listed mid-19th Century building in the heart of Clifton. Recently refurbished and benefitting from a private entrance and front and rear courtyard gardens.

Key Features

- Superb location conveniently positioned within easy reach of the shops of Clifton Village, Whiteladies Road, the city centre and Harbourside. The open spaces of Brandon Hill Park and Durdham Downs are also within easy reach.
- **Accommodation:** kitchen, hallway and staircase, sitting room, bedroom 1, bedroom 2 and bathroom/WC.
- Front and rear courtyard gardens providing charming spaces for outdoor seating, dining and entertaining.
- Recently refurbished to a high and tasteful standard.
- Can be accessed via own private entrance or through the communal hallway.
- Situated within the Clifton Village Residents' Parking Zone.
- Offered to the market with no onward chain, making a prompt and convenient move possible.

ACCOMMODATION

APPROACH: through wrought iron gate, proceed down a single flight of steps to the front courtyard, through rounded arched private entrance door which opens to:-

KITCHEN: (14'8" x 7'3") (4.47m x 2.21m) gallery style kitchen with a range of base units, square edged work surfaces over and integrated 1½ bowl sink with swan neck mixer tap, drainer unit beside and tiled splashbacks. Integrated appliances include Beko washing machine and tumble dryer, undercounter fridge and freezer, dishwasher and wine rack, 4 ring gas hob and electric oven. Central ceiling light, radiator.

HALLWAY & STAIRCASE: central hallway with doors radiating to all rooms and a storage cupboard. Staircase rising to the ground floor hallway giving a secondary access point via the communal entrance vestibule. Internal window into the sitting room. Radiator. Two large storage cupboards.

SITTING ROOM: (16'1" x 13'0) (4.90m x 3.96m) large wooden framed sash window with shallow angled bay and sill overlooking the rear courtyard garden. Period fireplace with slate hearth and wooden surround. Two radiators and shelving into alcove on the right-hand side of the chimney breast.

BEDROOM 1: (12'4" x 10'2") (3.76m x 3.10m) part glazed wooden door leading onto rear courtyard set into arched recess. Central ceiling light point and radiator.

BEDROOM 2: (14'7" x 7'4") (4.45m x 2.42m) vaulted ceiling, deep-silled rounded wood framed window overlooking the front courtyard. Two small storage cupboards – one containing a water tank, central ceiling light point and radiator.





BATHROOM/WC: panelled bath with Victorian-style mixer taps and handheld shower attachment, partially vaulted ceilings, tiled flooring, alcove storage area, further storage cupboard housing Worcester combi boiler. Arched wall opening to wet room area comprising wall mounted electric shower, low level wc, pedestal wash handbasin, fully tiled flooring and walls with vaulted ceiling, heated towel rail. Recessed obscured double glazed window to front elevation with extractor fan above.

OUTSIDE

FRONT COURTYARD GARDEN: stairs descending from street level with wrought iron handrail. Variety of potted plants. Access to meter cupboard for all flat within the building.

REAR COURTYARD GARDEN: with high walled surrounds yet catching the late morning and late afternoon sunshine. Ample space for bistro dining furniture and potted plants.

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 1000 year lease from 1 January 1997 and owns a share of the freehold. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £100. This information should be checked by your legal adviser.

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

PLEASE NOTE:

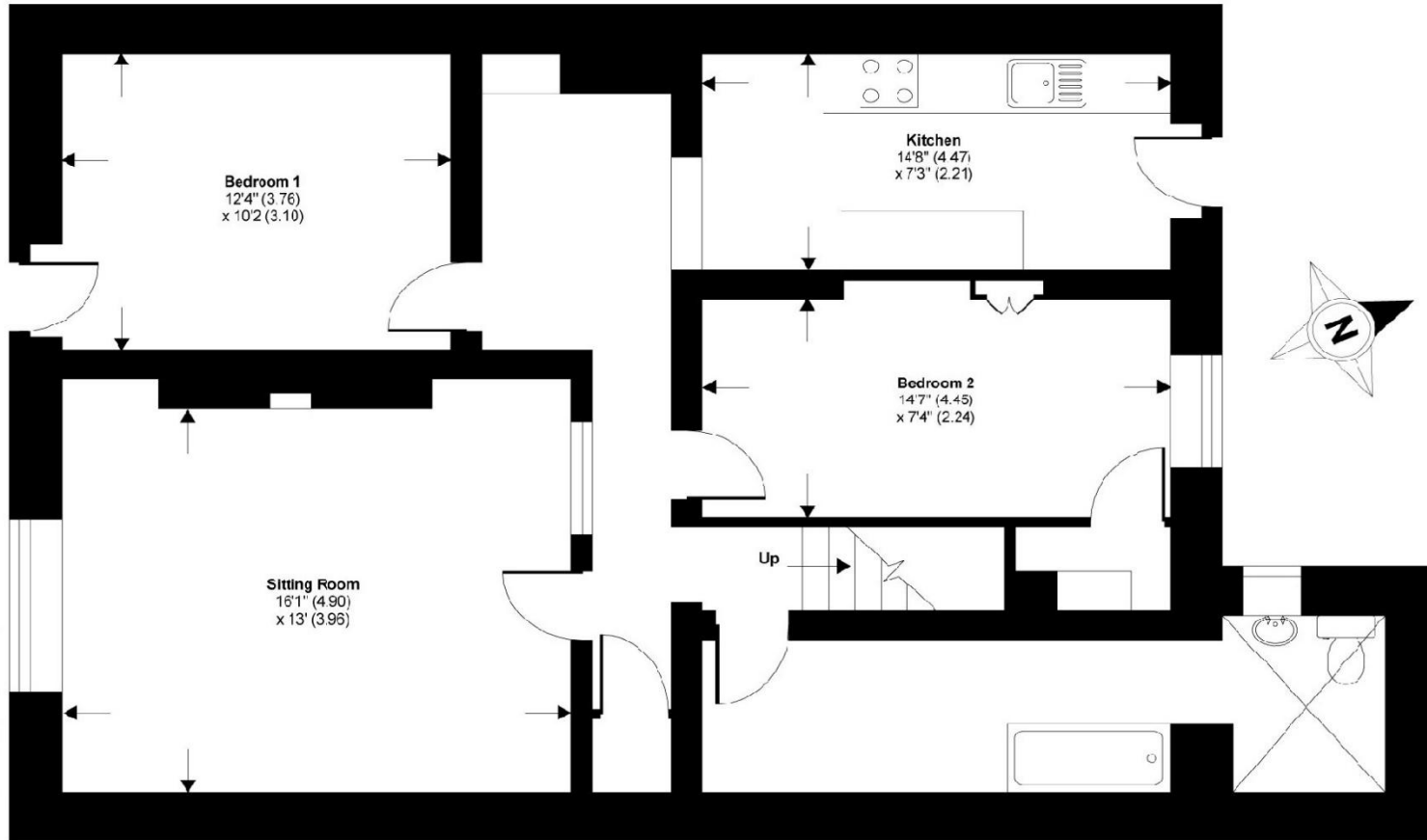
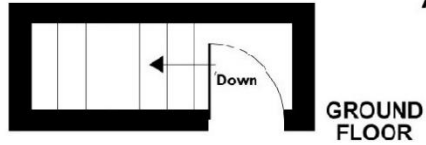
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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	70 C	79 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.

Gordon Road, Clifton, Bristol, BS8 1AW

APPROX INTERNAL AREA 948 SQ FT / 88.0 SQ M



LOWER GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are not to scale and are for general guidance only and should only be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Richard Harding and no guarantee as to their operating ability or their efficiency can be given.

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