



Raised Ground Floor Flat, Flat D, 4 Albermarle Row

Guide Price £298,900

RICHARD
HARDING

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Hotwells, Bristol, BS8 4LY

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A spacious and light filled one double bedroom hall floor apartment set within a stunning grade II* listed mid Georgian style building near to Clifton Village and Bristol's harbourside, having an open-plan kitchen/dining/living room, communal garden and no onward chain.

Key Features

- Built circa 1763 and part of a terrace 8 of Grade II* listed houses originally conceived as lodging houses for the nearby hot wells, a historical spa resort.
- An appealing setting just an approx. 10 minute walk from Clifton Village yet providing ease of access to the harbourside, city centre and North Street in Bedminster. Clifton has a range of boutique shops, bars, restaurants and further essential services. The nearby harbourside and Wapping Wharf offer a host of popular attractions, bars and restaurants.
- **Accommodation:** entrance hallway, kitchen/dining/living room, bedroom with bespoke walk-in wardrobe, en-suite bath/shower room with access to loft storage.
- Attractive period features including working wooden shutters and ceiling mouldings in the apartment with an owner occupied finish.
- Impressive recently decorated communal areas, with new fire doors.
- Communal gardens to the rear private to this building only.
- Benefitting from the remainder of a 999 year lease and a share of freehold.
- Within the CH residents parking permit scheme.
- No onward chain.



ACCOMMODATION

APPROACH: from the pavement steps ascend to an impressive pillared entrance with a solid six-panelled wooden door with high multi-paned fanlight, opening to:-

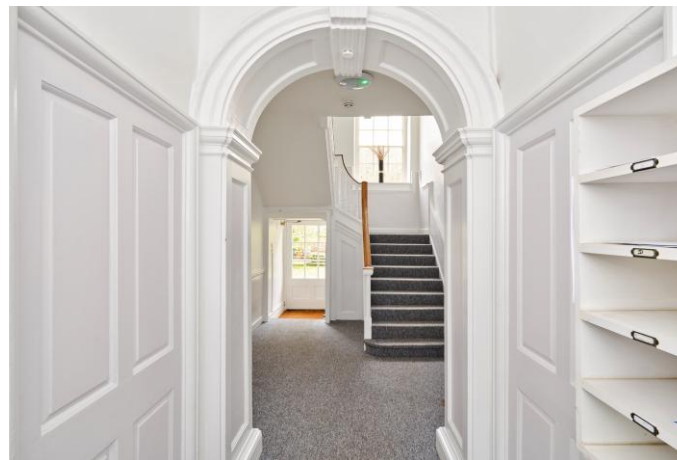
COMMUNAL HALLWAY & STAIRWELL: wide entrance hall offering access to 7 properties. Door straight ahead leads to the communal gardens with a door on the left before the staircase leading to:-

CENTRAL HALL: (6'7" x 3'10") (2.01m x 1.17m) flanked by two opposing doors, with modern metal enclosed head height consumer unit and intercom entry phone.

KITCHEN/DINING/LIVING AREA: (16'2" x 14'9") (4.94m x 4.50m) twin wood framed sash windows to front elevation with twin radiators below. Decorative modillion mouldings, dado rail, fireplace (not in use) and alcove shelving to one side of the chimney breast. 'L' shaped kitchen with square edge wooden worksurfaces, integrated slimline dishwasher, integrated 4 ring electric hob with oven beneath, stainless steel 1 1/3" sink with drainer and mixer tap, eye & floor level cupboards and space for fridge/freezer.

BEDROOM: (13'0" x 11'7") (4.00m x 3.54m) a spacious double bedroom with wood framed sash window to rear elevation overlooking communal gardens, ornate cast iron insert fireplace (not in use) and a radiator. Door to en-suite bath/shower room and further door to:-

Walk in Wardrobe: (6'2" x 3'10") (1.89m x 1.17m) enclosed bespoke wooden walk-in wardrobe with radiator, automatic lighting and built-in storage. Elevated area suitable for guest bed or storage.





En-Suite Bath/Shower Room/WC: (9'5" x 7'0") (2.87m x 2.13m) recently renovated en-suite to the bedroom with twin obscured glazed windows to side elevation, bathroom suite comprising freestanding double ended bath with swan neck mixer tap with hose attachment, close coupled wc, walk-in rain head mixer shower with hose attachment, hand basin into vanity unit with backlit LED mirror, partially tiled walls and floor, heated towel rail, new wall mounted Valliant combi boiler, extractor fan. Loft storage accessed via fold down ladder. Door to:-

Utility Cupboard: with shelf at half height and space for two appliances.

OUTSIDE

COMMUNAL GARDENS & BIKE STORAGE: accessed from the communal hallway adjacent to separate bin store and bike store; a patioed rear garden with some decorative pots and seating to the rear.

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 March 1981 and benefits from a share of freehold. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £180 (including building insurance). This information should be checked by your legal adviser.

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

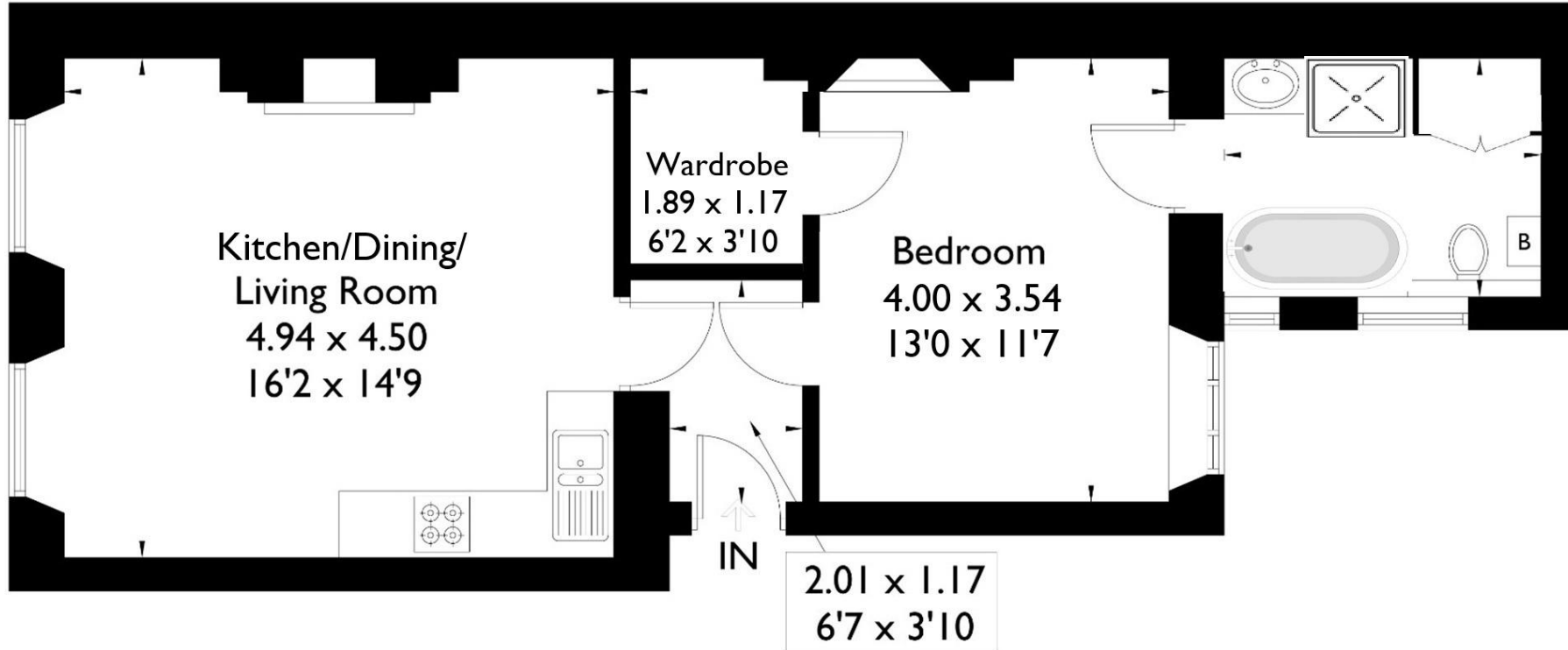
PLEASE NOTE:

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 Gross Internal Area
49.4 sq m / 531 sq ft



Job Ref: 202383

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.