



Basement Flat, 6 Pro-Cathedral Lane
Guide Price £395,000

RICHARD
HARDING

Basement Flat, 6 Pro-Cathedral Lane

Clifton, Bristol, BS8 1LB

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A most impressive and stylish, 2 bedroom, courtyard apartment. Set within a fine grade II listed late Georgian terrace, it boasts a large sitting/dining room (19ft x 14ft), front and rear courtyard gardens. Conveniently situated within a quarter of a mile of Clifton Triangle, the University environs, Clifton Village and Park Street.

Key Features

- Clifton enjoys an enviable reputation with an eclectic and diverse range of boutique shops, bars, restaurants and further essential services. The architecture is varied and striking with 400 acres of open space found on the Downs just under a mile away. The apartment is ideally situated off Queens Road with Whiteladies Road and the University within 100 metres. Waitrose and Sainsburys supermarkets are just around the corner as is the Nuffield Health Centre and gym with swimming pool.
- **Accommodation:** entrance hall, sitting/dining room, kitchen, 2 bedrooms, bathroom room/wc
- **The property is in the Bristol Controlled Parking Zone (CPZ).** Permits can be applied for, subject to availability, from Bristol City Council.
- **Front courtyard garden** – accessed via staircase from Park Place. Secure communal rear gardens lead to decking and private entrance.
- **An ideal purchase for a young professional, buy to let investor, student parent buyer or perhaps for those seeking a pied-a-terre convenient for both Clifton and the city centre.**

ACCOMMODATION

APPROACH: via Pro-Cathedral Lane, through communal garden, pathway leads up a few steps rising to a decked area and the private entrance to 6 Pro-Cathedral Lane.

ENTRANCE HALLWAY: (5'3" x 4'11") (1.60m x 1.50m) engineered wooden flooring, Vaillant boiler, electric consumer unit. Door opening to:-

SITTING ROOM: (19'0" x 14'5") (5.79m x 4.39m) two multi-paned sash windows to the rear elevation, period style fireplace with hearth, period cornicing.

KITCHEN: (8'7" x 8'1") (2.62m x 2.46m) modern fitted kitchen with a range of base and eye level units, sink and drainer unit with swan neck mixer tap over, induction hob with stainless steel and glass filter hood above, eye level electric oven/grill, integrated fridge/freezer, full size dishwasher, spotlights, partially tiled walls, tiled flooring, extractor fan.

BEDROOM 1: (11'3" x 10'7") (3.43m x 3.23m) multi-paned sash window overlooking the front courtyard, double radiator, spotlights, storage cupboard with four sliding doors and an abundance of hanging space, cupboards and shelves.

BEDROOM 2: (13'10" x 6'11") (4.22m x 2.11m) currently being used as an occasional bedroom come dressing room; partially glazed door leading out to the front courtyard, double radiator, built-in wardrobes and drawers.

BATHROOM/WC: modern white suite fitted with a low level wc with dual flush cistern, mounted ceramic sink with storage below, 'P' shaped panelled bath with stainless steel rainfall shower and additional shower hose above, extractor fan, tiled walls, tiled flooring, heated towel rail.





OUTSIDE

FRONT COURTYARD: (approx. 20ft x 12ft) (6.10m x 3.66m) steps descend from Park Place. Ample space for a table and chairs. Gets the afternoon and evening sun. Three storage cupboards. **Please Note:** the neighbours above have access to meter readings here.

REAR DECKED COURTYARD: raised decked area giving access to the apartment and overlooking the communal garden, outdoor storage cupboard with space for a tumble dryer.

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 January 1995, with a ground rent of £20. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £103.55 per month. This information should be checked by your legal adviser.

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

PLEASE NOTE:

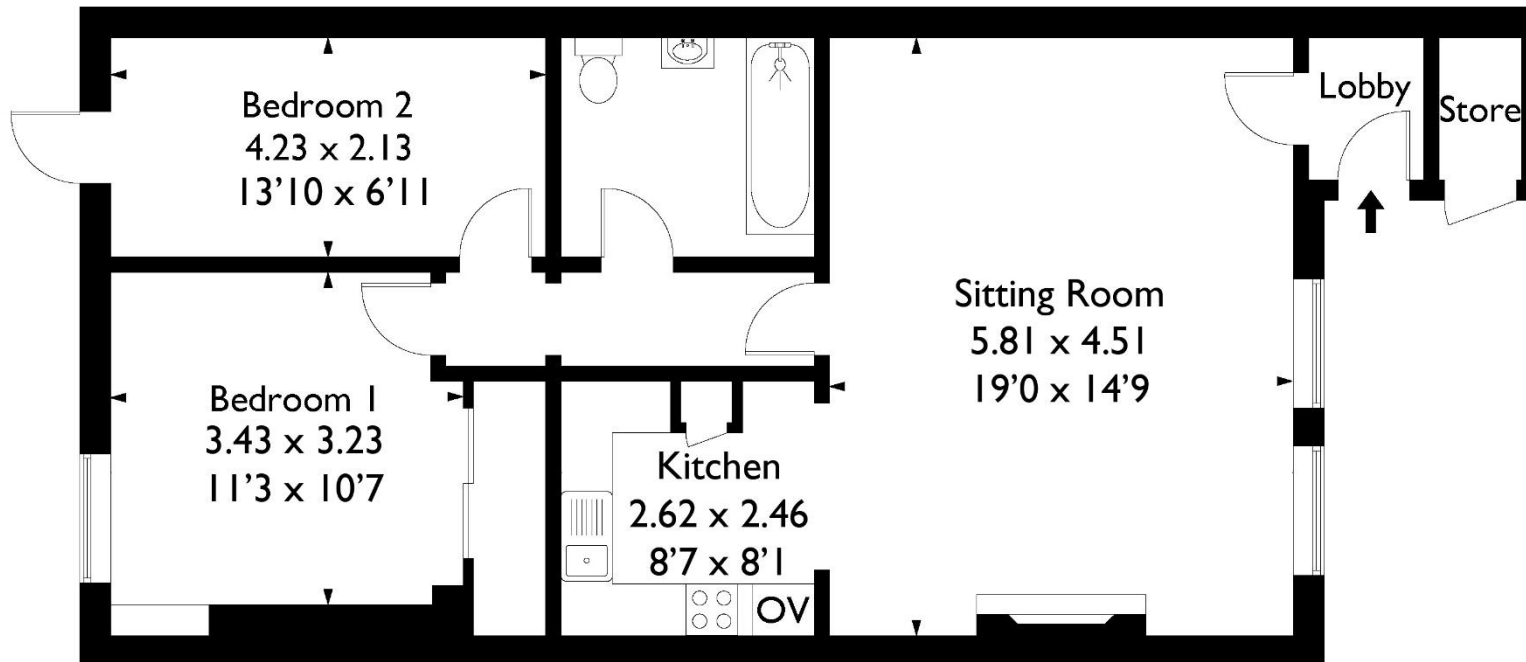
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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	74 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.

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Approximate Gross Internal Area = 69.88 sq m / 752.18 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.