



Hall Floor Flat, Flat 2, 9 Miles

Guide Price £295,000

RICHARD
HARDING

Hall Floor Flat, Flat 2, 9 Miles Road

Clifton, Bristol, BS8 2JN

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Smart and inviting hall floor apartment with wonderful high ceilings, a beautiful bay-fronted sitting room and the rare advantage of off-road parking.

Key Features

- Situated on Miles Road, a peaceful side road in Clifton, incredibly handy for access to Whiteladies Road, Clifton Village, Clifton Down train station and the excellent range of independent restaurants, cafés and shops of Cotham Hill. Durdham Downs and other green open spaces are also nearby.
- **Accommodation:** entrance hallway, beautiful bay-fronted sitting room, separate kitchen, inner hallway, compact double bedroom and bathroom/WC.
- Offered with no onward chain making a prompt and convenient move possible.
- A practical and well-arranged apartment flooded with natural light and retaining plenty of character.



ACCOMMODATION

APPROACH: via a driveway providing one allocated off-road parking space for the apartment. Attractive communal entrance with main front door leading into the communal hallway, with the private entrance to Flat 2 located on the right-hand side.

ENTRANCE HALLWAY: Small entrance hallway with coat hooks and door leading through to the sitting/dining room.

SITTING/DINING ROOM: (18'8" x 16'5") (5.68m x 5.0m) an impressive bay-fronted reception room with wonderful high ceilings and a large bay window comprising three tall sash windows to the front elevation. Feature fireplace, ceiling cornicing, picture rail and electric heater. Doors lead through to the kitchen and inner hallway.

KITCHEN: (10'11" x 5'0) (3.32m x 1.52m) modern fitted kitchen comprising a range of base and eye-level cupboards and drawers with roll-edge laminated work surfaces over. Inset ceramic hob with integrated oven beneath and extractor hood over, sink and drainer unit, integrated fridge/freezer, and window to side elevation.

INNER HALLWAY: providing access to the bedroom and bathroom/WC.

BEDROOM 1: (15'0 x 9'2") (4.57m x 2.79m) a compact double bedroom with high ceilings, tall sash window to the rear elevation and electric heater.

BATHROOM/WC: white suite comprising panelled bath, low-level WC and wash hand basin with storage cabinet beneath. Heated towel rail, humidity controlled extractor fan and door providing emergency escape access to the hall of flat 3, which leads to the exit.





OUTSIDE

PARKING: the property benefits from the rare advantage of one allocated off-road parking space and also falls within the Clifton East Residents' Parking Permit Zone. Resident permits are available from the council for a modest annual fee.

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 29 September 1996. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £97. This information should be checked by your legal adviser.

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

PLEASE NOTE:

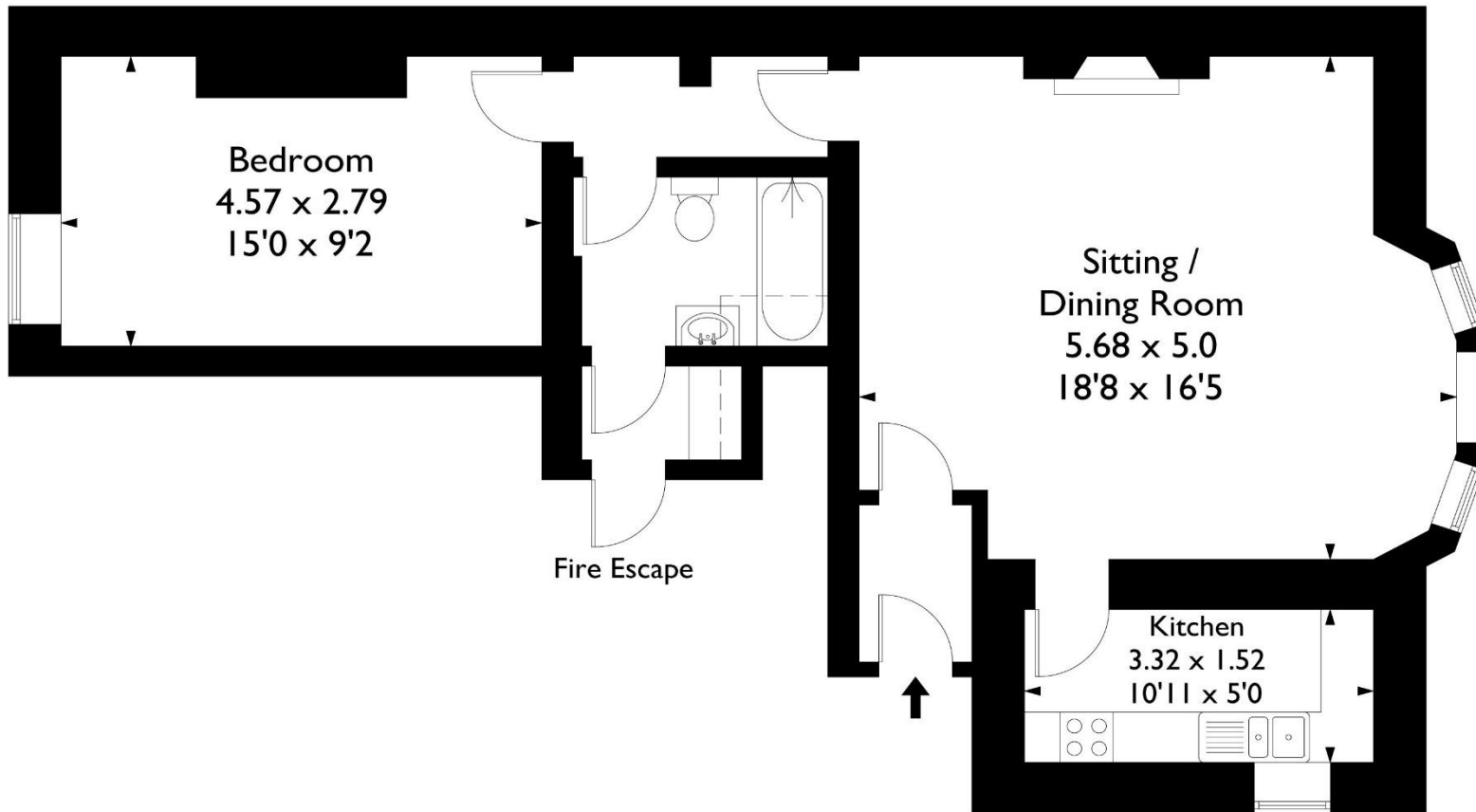
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for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

EPC to follow

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 = 53 sq m / 570 sq ft



Hall Floor Flat

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.