



First & Second Floor Maisonette, 8 Anglesea Place
Guide Price £450,000

RICHARD
HARDING

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Clifton, Bristol, BS8 2UL

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Occupying the first and second floors of an attractive Victorian building on a notably quiet street within a moment's walk of Whiteladies Road and The Downs, is this well-proportioned maisonette offering 2 bedrooms, 2 shower rooms, large kitchen/dining room and impressive separate sitting room.

Key Features

- Spacious accommodation over two floors.
- Two well-appointed, modern bathrooms (one en-suite).
- Generous kitchen/dining room.
- Convenient and popular location within a friendly Clifton neighbourhood, close to Whiteladies Road/Blackboy Hill.
- Within the Clifton East Residents Parking Permit Scheme.

ACCOMMODATION

APPROACH: from the pavement, proceed up three steps to the communal entrance door straight ahead. Opens to:-

COMMUNAL ENTRANCE HALL: ceiling light point, coving. Private entrance door to the flat is to the left, up a short flight of stairs.

ENTRANCE VESTIBULE: tall moulded skirtings, simple ceiling coving, central ceiling light point, space for storage of coats, shoes etc. Short flight of stairs ascends to:-

FIRST FLOOR

LANDING: ceiling light point, stairs ascending to second floor landing, tall moulded skirtings, doors opening to:-

SITTING ROOM: (16'1" x 13'9") (4.89m x 4.20m) a stunning room with high ceilings, central ceiling light point, picture rail, large multi-paned sash window overlooking the rear elevation, period cast iron fireplace with surround, tall moulded skirtings and radiator. Door accessing large understairs storage cupboard.

KITCHEN/DINING ROOM: (15'11" x 10'10") (4.85m x 3.31m) fitted with a range of wall, base and drawer units with square edged work surface over, inset double bowl sink and drainer unit and tiled splashbacks. Tall matching cupboard housing the boiler. Integrated appliances include undercounter oven, 4 ring electric hob and extractor fan over, dishwasher and fridge/freezer. Purpose-built cupboard with plumbing and appliance space for washing machine and tumble dryer. A very well-proportioned room with three wooden sash windows overlooking the front elevation, original wooden floorboards, high ceiling with three ceiling light points, ample space for dining furniture.

HALF LANDING

SPLIT LEVEL LANDING: stairs descend back down to first floor and up to the second floor, tall moulded skirtings, ceiling light point, door opening to:-

SHOWER ROOM/WC: a modern suite comprising low level wc with concealed cistern and dual flush, wash basin with mixer tap set into vanity unit, shower enclosure with tiled surround, mains-fed towel radiator, tall moulded skirtings and extractor fan.





SECOND FLOOR

LANDING: ceiling light point, two Velux windows, tall moulded skirtings and doors opening to:-

BEDROOM 1: (15'0 x 11'5") (4.57m x 3.48m) large double bedroom with two wooden sash windows to the rear elevation and further Velux window to side elevation, ceiling light point, tall moulded skirtings, radiator, loft access point and door to:-

En-suite Shower Room: low level wc, wall mounted wash basin with swan neck mixer tap and mirrored medicine cabinet over, shower enclosure with waterfall shower over and tiled surround, mains-fed towel radiator. Double glazed Velux window, ceiling light point.

BEDROOM 2: (14'0 x 10'10") (4.27m x 3.31m) double bedroom with two wooden sash windows to the front elevation, ceiling light point, tall moulded skirtings, loft hatch access point, radiator, large walk-in storage cupboard.

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 April 1978. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that there is no official monthly service charge. The cost of any maintenance is split between the two apartments as and when needed. This information should be checked by your legal adviser.

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

PLEASE NOTE:

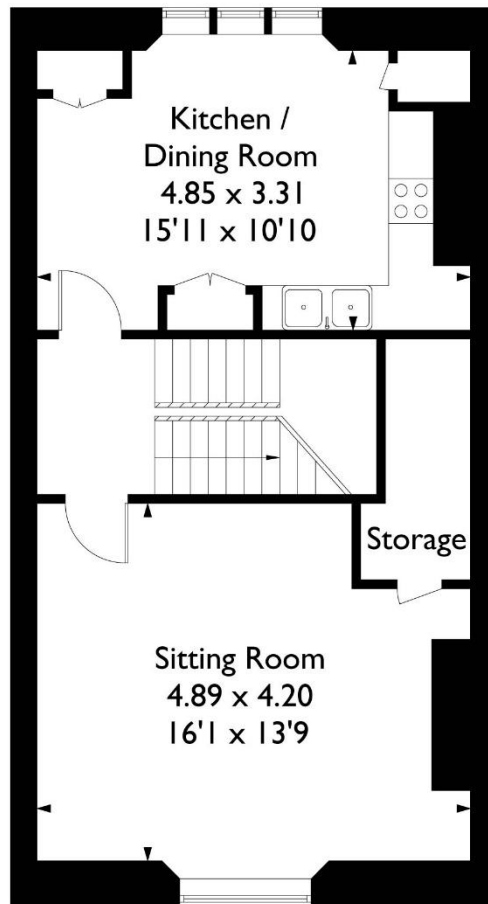
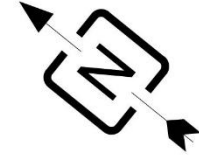
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum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

EPC to follow

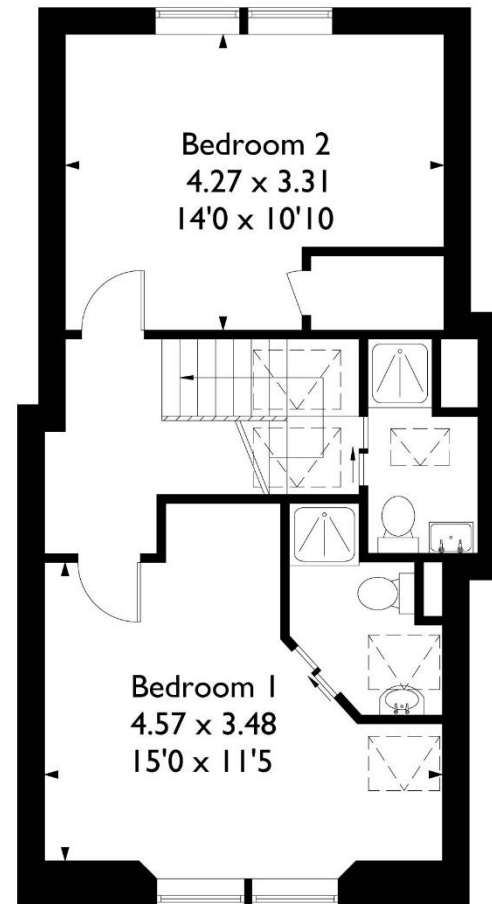
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

Anglesea Place, Clifton, Bristol BS8 2UL

Approximate Gross Internal Area 88.40 sq m / 952.0 sq ft



First Floor



Second Floor

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.