



Ground Floor Flat, Flat 4, Bellevue Court, Bellevue Crescent

Guide Price £285,000

RICHARD
HARDING

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Cliftonwood, Bristol, BS8 4UH

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An incredibly well located 2 bedroom ground floor purpose-built apartment with the rare advantage of garage and parking.

Key Features

- Situated in a popular crescent in Cliftonwood, with its neighbourly community and excellent access to the Triangle, Harbourside and all central parts of Bristol.
- Offered with no onward chain.
- **Accommodation:** entrance hallway, lounge/dining room, separate kitchen, 2 double bedrooms and a bathroom/wc.
- **A practical and affordable property in a great location.**

ACCOMMODATION

ENTRANCE HALLWAY: (10'4" x 4'4") (3.15m x 1.32m) wood laminated flooring, doors leading off to lounge/dining room, 2 double bedrooms and bathroom/wc. Airing cupboard, housing the hot water tank.

LOUNGE/DINING ROOM: (17'4" x 11'4" increasing to 16'5") (5.29m x 3.45m/5.01m) a light and airy living space with Crittall windows to rear with secondary glazing showing interesting cityscape views over the rooftops of neighbouring roads towards Brandon Hill, wood laminated flooring, wall mounted electric heater. Door off to:-

KITCHEN: (9'11" x 8'6") (3.03m x 2.58m) a modern fitted kitchen comprising base and eye level gloss white units with roll edged worktop over. Appliance space for cooker, fridge/freezer and washing machine. Crittall window to rear with secondary glazing. Part tiled walls.

BEDROOM 1: (front) (14'11" x 9'9") (4.56m x 2.97m) a double bedroom with large Crittall style window to front with secondary glazing and a night storage heater.

BEDROOM 2: (10'3" x 7'4") (3.12m x 2.24m) a smaller double bedroom with built-in wardrobe, window to front and a night storage heater.

BATHROOM/WC: (9'9" x 5'7") (2.97m x 1.70m) panelled bath, low level wc and wash hand basin.

OUTSIDE

GARAGE & PARKING AREA: to the rear of the building there is a forecourt with undercroft single garage with space to park one car in front of the garage.





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 1968. We understand that the property also owns a share of its Freehold. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £136.17. This information should be checked by your legal adviser.

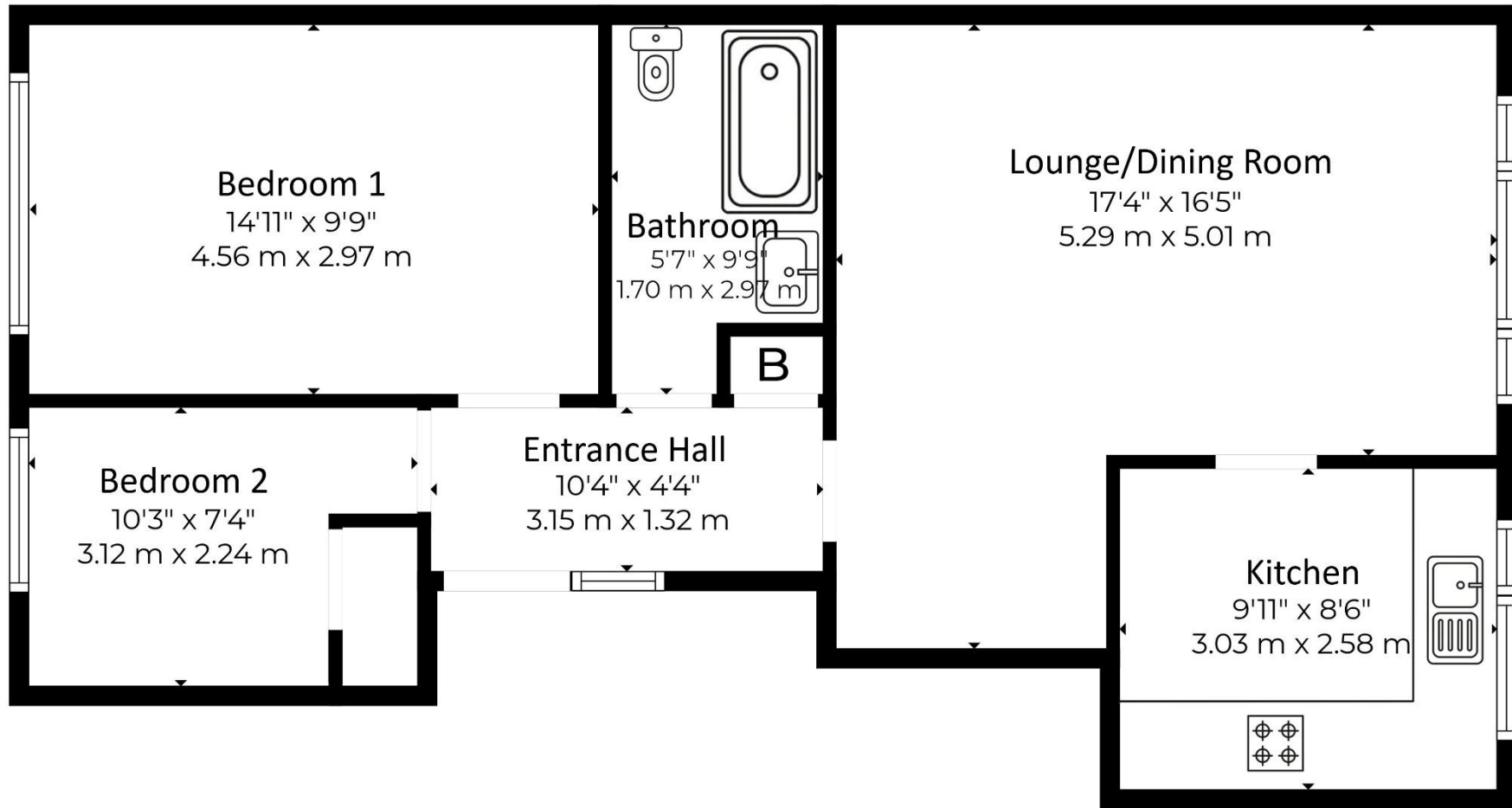
LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: C

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		78 C
55-68	D		
39-54	E	53 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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Total: 659 sq. Ft, 61 m2

All Measurements, Including Floor Areas, Are Approximate And For Illustrative Purposes Only. @propertylaine.co.uk

