



Apartment 7 Litfield Court, 4-5 Litfield Place, Clifton Down  
Guide Price Range £795,000 - £850,000

RICHARD  
HARDING



# Apartment 7 Litfield Court, 4-5 Litfield Place, Clifton Down, Clifton, Bristol, BS8 3DL

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An impressive and luxurious 2 double bedroom, 2 bathroom apartment in a beautiful late-Georgian period building with dedicated parking space and communal gardens.

## Key Features

- One of eight apartments in this highly regarded and grand building converted in 2015 to exacting standards.
- Well-appointed with a high-quality finish this elegant apartment offers gorgeous accommodation throughout.
- It occupies an elevated second floor position in this exceptional Grade II listed building (circa 1830) with an open outlook over Christchurch Green to the front and with far-reaching views across Clifton to the rear.
- A pleasant, tranquil location on the doorstep of Clifton Village with its wonderful array of eclectic shops and restaurants and some 200 metres from the Observatory and the Clifton Suspension Bridge.
- **Accommodation:** entrance hallway, sitting/dining room, kitchen/breakfast room, bedroom 1 with en-suite bathroom/wc and dressing room, bedroom 2 and shower room/wc.
- Dedicated off-street parking space on an in-out carriage driveway with additional guest parking for visitors.
- Delightful lawned communal gardens and sitting out terrace.
- Large lower-ground floor walk-in storage cupboard.
- A wonderful home and a perfect and secure 'lock up and leave'.
- To be sold with no onward chain.





## **ACCOMMODATION**

**APPROACH:** covered entrance and intercom entry system with impressive large period front door between stone columns which opens into:

**COMMUNAL ENTRANCE VESTIBULE:** limestone floor, ceiling cornice and impressive stained glass door with matching surround which opens into:

**RECEPTION HALL:** similar stone flooring which leads to a wide staircase and so up to the second floor front entrance door to this apartment.

**ENTRANCE HALL:** ceiling cornice, ceiling downlighters, engineered walnut floorboards, built-in dresser style unit with drawers, cupboards and glazed shelving cabinets, radiator and doors lead off to the kitchen/breakfast room, both bedrooms and the family shower room/wc and two further large cupboards, one of which houses the hot water tank and the other is a **utility cupboard** with space and plumbing for washing machine and space for dryer above.

**SITTING ROOM/DINING ROOM: (23'0" x 18'3") (7.00m x 5.55m)** delightful room with ceiling cornice and two ceiling roses, period style fireplace with cast iron insert and gas coal-effect fire, built-in range of cupboards and shelving accommodation with glass fronted doors to extensive bookcase, and further storage cupboard currently used to conceal the television. Three double-glazed wooden sash windows set in shallow bays with cast-iron window boxes and views across Christchurch Green to Clifton Village and far-reaching city views into the distance. Four radiators, engineered walnut floorboards. Five-amp lamp circuit.

**KITCHEN/BREAKFAST ROOM: (16'5" x 12'6") (5.01m x 3.80m)** a generous range of base and wall-mounted units with composite work surfaces with built in Siemens electric oven and further electric oven/microwave, 5-burner gas hob with extractor hood, 2 pop-up socket displays, large central marble-top island with and large inset sink unit with Quooker mixer tap (as well as instant boiling hot water), built-in dishwasher and drinks fridge and further breakfast bar area, Siemens American style plumbed in fridge/freezer, further space within the bay for a small table with three double-glazed sash windows to front elevation with working shutters and delightful views, two radiators, ceiling downlighters and engineered walnut floorboards.

**BEDROOM 1: (13'4" x 12'6") (4.07m x 3.80m)** ceiling cornice, double glazed sash window to rear elevation with working shutters and far reaching city views across Clifton to Wales and the Cotswolds in the far distance. Period fireplace with surround and cast iron insert and slate hearth, radiator. Five-amp lamp circuit.

**En-Suite Bathroom/wc:** white suite comprising Duravit low level wc with concealed cistern, panelled bath with marble surround and large mirror with mains fed shower. His and Hers Duravit sinks within vanity unit with marble surface and storage cupboards beneath with mirror with demister, marble tiled floor with underfloor heating, radiator and heated towel rail, ceiling cornice, ceiling downlighters and two double glazed sash windows with far reaching city views across Clifton.

**Dressing Room:** useful walk in wardrobe/dressing room with ceiling cornice and ceiling downlighters, period fireplace, extensive hanging rail with storage shelf above and further storage cupboard and radiator.

**BEDROOM 2: (15'2" x 8'11") (4.62m x 2.72m)** ceiling cornice, double-glazed wooden sash window to the front elevation with shutters, two radiators. Five-amp lamp circuit.

**SHOWER ROOM/WC:** marble tiled floor with underfloor heating and surround to large walk in shower with drench rose and further hand held shower attachment with large glazed screen, cantilevered Duravit wash hand basin with mirror with demister, Duravit wc with concealed cistern behind marble upstand, heated towel rail, stained glass sash window to side elevation, ceiling cornice and downlighters and extractor fan.



**AIR SOURCE HEAT PUMP:** heating of hot water is supplied to taps and radiators via Daikin air source heat pump located in the lower ground floor of the building and hot water is stored in a tank located in the hall cupboard.

## **OUTSIDE**

**PARKING:** allocated off street parking space within the front driveway forecourt with additional guest parking for visitors.

**COMMUNAL GARDENS:** lawned section of garden to the rear of the building, with hedge and stone boundary walls, apple tree and further communal sitting out terrace.

There is a dedicated and useful walk in storage cupboard for Apartment 7 on the lower ground floor measuring **11ft x 6ft**, and a further cupboard housing the Heat Source Pump for No. 7. There is an additional shared bike storage cupboard for use of all residents also on the lower ground floor.

## **IMPORTANT REMARKS**

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents, 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 150 year lease from 2015. The freehold of the building is owned by the Management Company and the flat owners within the building are the sole directors of that Management Company. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the annual service charge is circa £3,750 which includes a number of services not least buildings insurance, cleaning of common parts and gardening. This information should be checked by your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: E

### **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.
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.

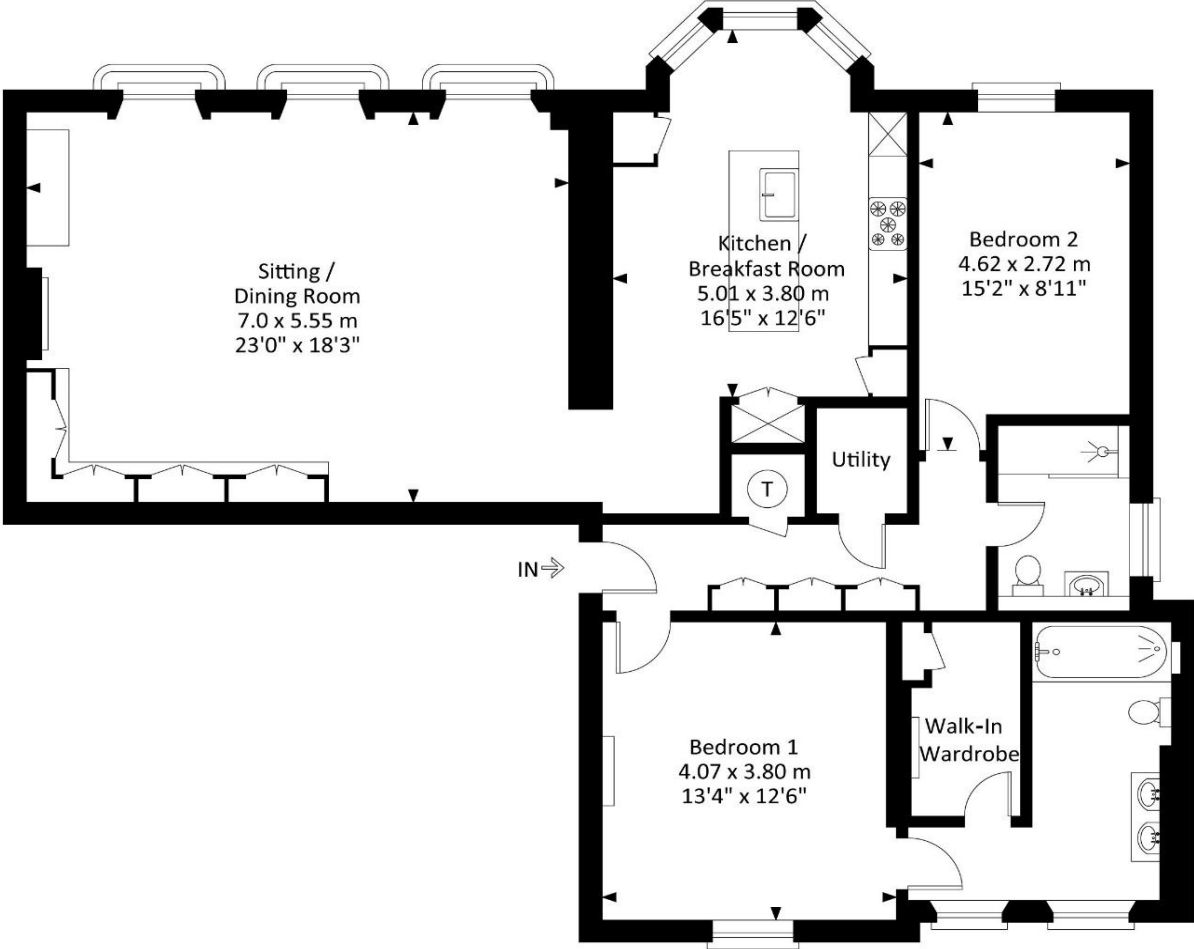




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Approximate Gross Internal Area = 118.16 sq m / 1271.86 sq ft



Second Floor

Illustration for identification purposes only, measurements and approximate, not to scale.