



Flat 1, 69 Pembroke Road, Clifton

Guide Price £285,000

RICHARD
HARDING

Flat 1, 69 Pembroke Road

Clifton, Bristol, BS8 3DW

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A spacious 1 double bedroom lower ground floor apartment of circa 580 sq. ft., set within a fine detached Victorian period building offering sitting/dining room, separate kitchen, private courtyard and allocated off street parking space. No onward chain.

Key Features

- A convenient and centrally located apartment close to Clifton Village, the Triangle and Whiteladies Road, whilst the Downs and the city centre are also within easy reach.
- **Accommodation:** entrance hall, sitting/dining room, separate kitchen, double bedroom and bathroom/wc.
- Gas central heating and double glazing throughout.
- **Outside:** rear courtyard, allocated parking space and communal front garden.
- Located in the Clifton Village (CV) residents parking scheme.

ACCOMMODATION

APPROACH: from the pavement of Pembroke Road, proceed up the tarmac driveway to the rear of the property. You will enter the parking area and the communal entrance door can be found on the right hand side.

COMMUNAL ENTRANCE HALLWAY: via part wood, part glazed door leading into lobby area. Take the steps down to the lower ground floor, proceed through the fire door into the inner communal entrance hallway. The private entrance door to the flat can be found on the left hand side and is labelled 'no. 1'.

ENTRANCE HALLWAY: two ceiling light points, radiator, door entry intercom system, built-in storage cupboard with storage shelving, additional storage cupboard, moulded skirting boards. Doors radiate to sitting/dining room, bedroom and bathroom/wc.

SITTING/DINING ROOM: (15'11" x 12'6") (4.85m x 3.80m) a comfortable room with two double glazed wooden sash windows to front elevation, two ceiling light points, coving, two radiators, tv and telephone point, space for sofas and dining room furniture, skirting boards. Door to:-

KITCHEN: (9'2" x 6'7") (2.80m x 2.00m) fitted with a matching range of wall, base and drawer units with roll edged laminate worktop over, tiled surrounds, stainless steel sink with drainer unit to one side. Space for electric oven, washing machine and upright fridge/freezer. Double glazed window to side elevation, ceiling light point, extractor fan, wall mounted Worcester combi boiler, built-in storage cupboard with shelving, tiled flooring.

BEDROOM: (13'3" x 12'8") (4.05m x 3.85m) a double bedroom with central ceiling light point, coving, double glazed door plus window to one side giving access to the private courtyard, radiator, double built-in wardrobe with hanging rail plus storage shelf above, skirting boards.

BATHROOM/WC: white bathroom suite comprising of low level wc, pedestal wash hand basin, panelled bath with shower over, ceiling light point, tiled walls and floor.





OUTSIDE

COMMUNAL FRONT GARDEN: mainly laid to lawn with established borders housing a variety of mature trees, plants and shrubs.

PRIVATE COURTYARD: (13'8" x 6'6") (4.17m x 1.98m) an ideal space for al fresco dining.

PARKING: located at the rear of the property there is an allocated parking space which is labelled 'no. 1'.

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 1,000 year lease from 1.1.1976. We understand that the property also owns a share of the Freehold for the building. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £192. This information should be checked by your legal adviser.

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

PLEASE NOTE:

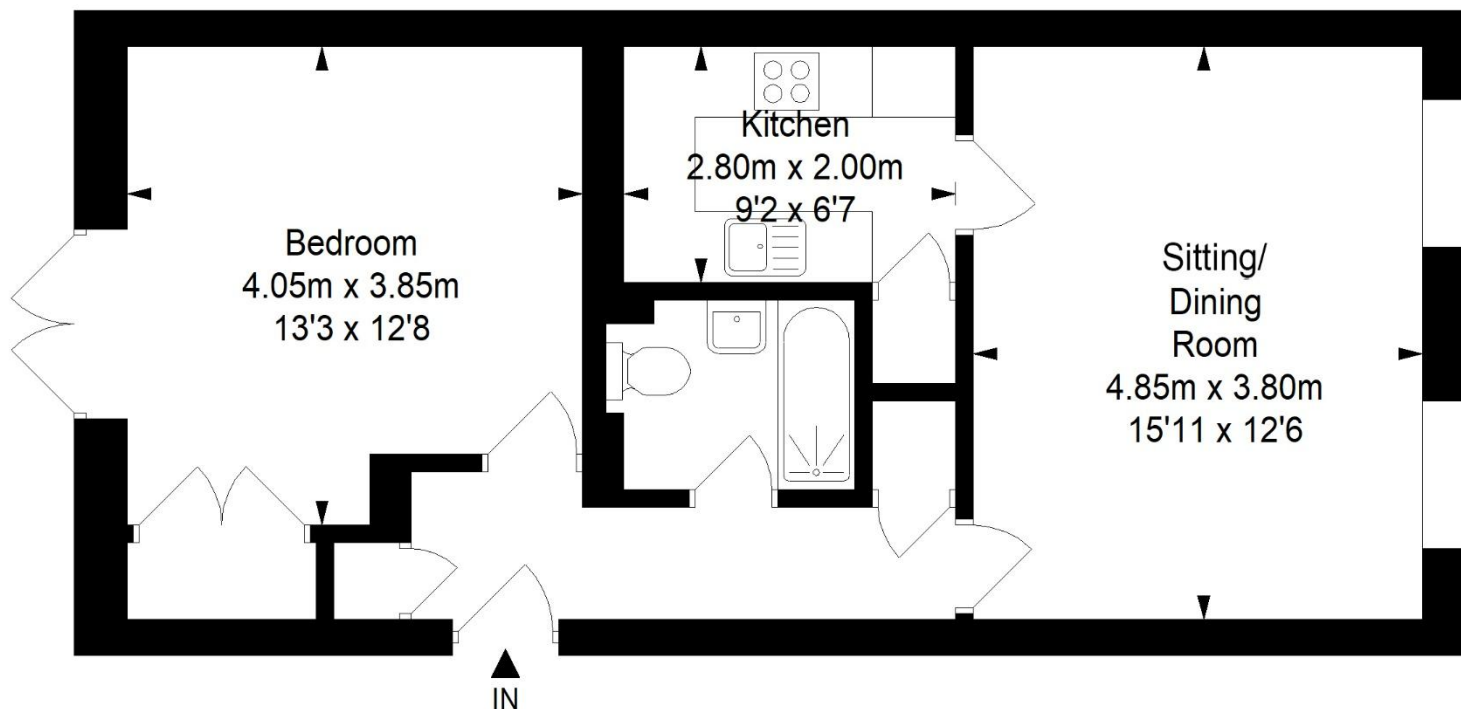
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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	70 C	70 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.

Courtyard Garden Flat, Pembroke Road, Clifton, BS8 3DW

Approximate Gross Internal Area = 53.7 sq m/ 578.0 sq ft



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print