



Flat 7, 44 Canynge Road, Clifton
Guide Price £475,000

**RICHARD
HARDING**



Flat 7, 44 Canynge Road,

Clifton, Bristol BS8 3LQ

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An extremely spacious 2 double bedroom second floor apartment set within an imposing detached Victorian building on this prestigious tree-lined road with stunning communal residents' gardens.

Key Features

- Excellent location in a sought-after neighbourhood in one of Clifton's finest locations, convenient for the amenities of Clifton Village and with Christchurch Green, Clifton College and Clifton High School all within 500 meters. Easy access to the Downs and further afield to the city businesses and commercial districts, the harbourside and Whiteladies Road.
- **Accommodation:** entrance hall, open plan kitchen/dining/sitting room, bedroom 1, bedroom 2 and family bathroom/wc.
- A stunning apartment full of period charm and character.
- Gas central heating.
- Located in the Clifton Village (CV) residents parking zone.
- Offered to the market with no onward chain, ensuring a prompt move.





ACCOMMODATION

APPROACH: from the pavement of Canynge Road proceed through the wrought iron gates, continue up the gravel driveway, past the stunningly manicured communal gardens, where steps rise to the communal front door.

COMMUNAL HALLWAY: wood panelled door with brass door furniture opens to the communal hallway where on the left hand side are designated letter boxes and two storage cupboards housing the meters. Grand sweeping staircase rises to the top floor where the private entrance door to this flat can be found to the right. Four-panelled wooden door opens to:-

ENTRANCE HALLWAY: the entrance hallway provides access to all rooms. Tall moulded skirting boards, intercom entry system, cupboard housing the fuse box, inset ceiling spotlights and a radiator.

KITCHEN/LIVING/DINING ROOM: (23'5" x 17'3") (7.13m x 5.25m) measured as one space, but described separately:-

Living Area: an elegant room with two large south-westerly facing wooden sash windows overlooking the attractive communal gardens. Tall moulded skirting boards, two radiators, picture rail, inset ceiling spotlights and modern plug sockets with USB ports. Ample space for sofas and dining furniture.

Kitchen: fitted with a matching range of wall, base and drawer units, square edged worksurfaces over, stainless steel 1 ½ bowl sink and drainer unit with swan neck mixer tap over. Integrated appliances include 4 ring gas hob, cooker hood, Lamona undercounter oven, washing machine/tumble dryer, dishwasher and fridge/freezer. Inset ceiling spotlights, wooden sash window to side elevation and a large breakfast bar.

BEDROOM 1: (15'3" x 9'6") (4.66m x 2.90m) a spacious double bedroom with wooden sash window to rear elevation, tall moulded skirting boards, inset ceiling spotlights and a radiator.

BEDROOM 2: (11'10" x 9'6") (3.61m x 2.90m) a further good sized double bedroom with tall ceilings, wooden sash window to rear elevation, tall moulded skirtings, inset ceiling spotlights and a radiator.

FAMILY BATHROOM/WC: white suite comprising low level wc, his and hers wash hand basins set into vanity unit with mirror above, enclosed shower cubicle with mains fed rainfall shower head over, tiled walls, freestanding roll top bath on ornate ball and claw feet with telephone style attachment shower head, cupboard housing combi boiler, wooden sash window to the front elevation flooding the room with natural light, inset ceiling spotlights and a mains fed towel radiator.



OUTSIDE

COMMUNAL GARDENS: to the front of the building is the beautiful communal garden which is mainly laid to lawn with mature shrubs and well-stocked borders.



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 January 1989. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £100. This information should be checked by your legal adviser.

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

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		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

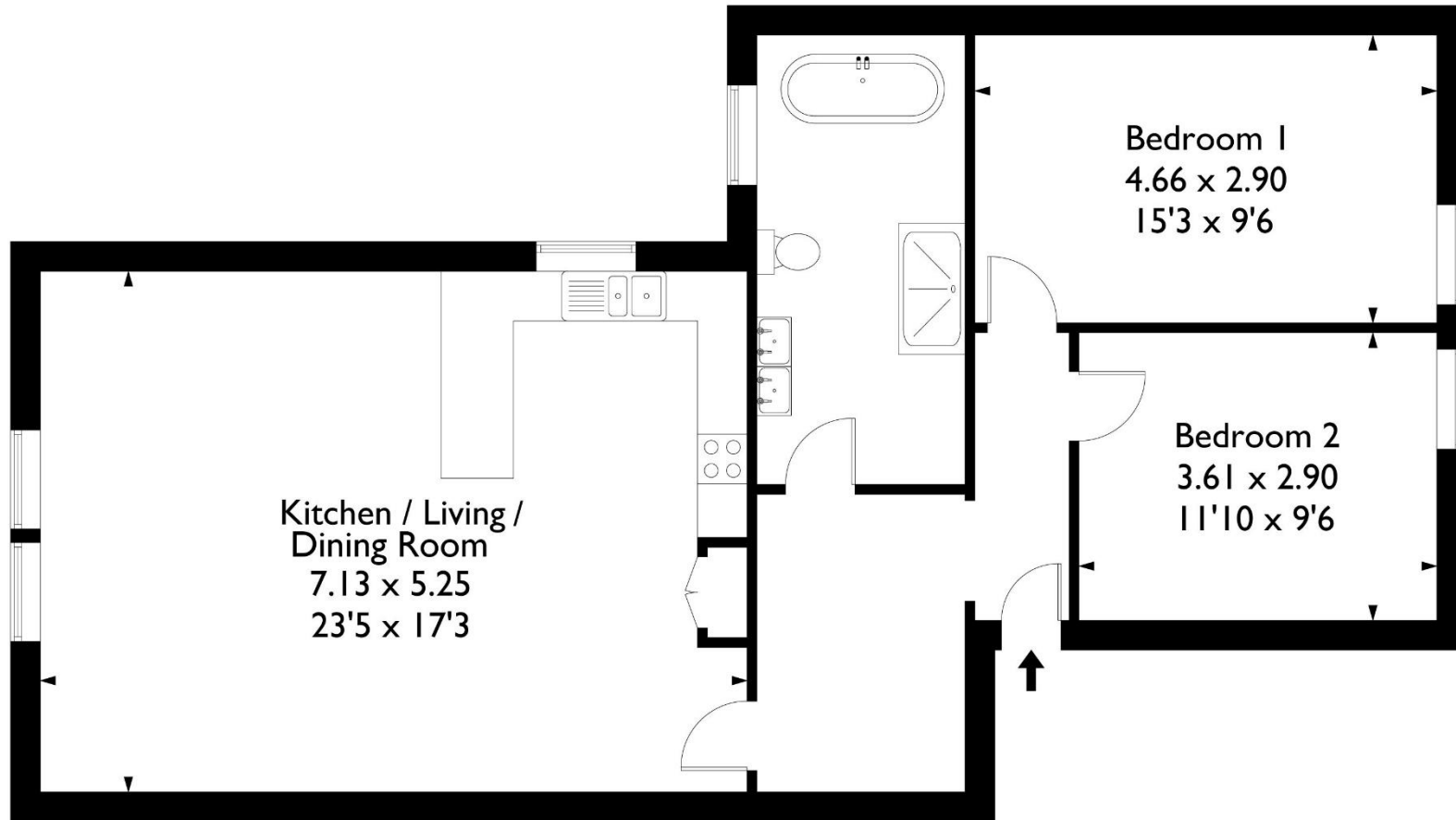
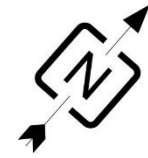
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





Canyngge Road, Clifton, Bristol BS8 3LQ

Approximate Gross Internal Area 82.10 sq m / 883.30 sq ft



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.