



Garden Flat, 23a West Mall
Guide Price £500,000

RICHARD
HARDING

Garden Flat, 23a West Mall

Clifton, Bristol, BS8 4BQ

RICHARD
HARDING

A beautifully presented and well-arranged 2 double bedroom garden apartment set in an attractive Grade II* listed building on West Mall. The property also benefits from cellar rooms which previously had planning permission to convert.

Key Features

- The accommodation comprises of entrance vestibule, hallway, semi-open plan kitchen/dining/sitting room, bedroom 1 with en-suite bathroom, bedroom 2 and wc/utility (previously a shower room).
- **Outside:** privately owned front courtyard with storage vault, stunning private rear garden with gated access.
- Located in the heart of Clifton Village with its wide variety of bars, shops and restaurants.
- A unique and versatile apartment with vast storage space.
- Within the Clifton Village (CV) residents parking zone.
- No onward chain

ACCOMMODATION

APPROACH: from the pavement proceed through the wrought iron gate, steps lead down to the front courtyard where the private entrance door to the flat can be found.

ENTRANCE VESTIBULE: via wooden front door with obscured glazed panels, ceiling light point, built in storage cupboard with space for coats and shoe storage, skirting boards, wood effect laminate flooring, glazed door leading to:-

HALLWAY: ceiling light point, radiator, skirting boards, wood effect laminate flooring. Doors radiate to kitchen, bedroom 1 and cloakroom/utility/potential shower room.

CLOAKROOM/UTILITY: low level wc, pedestal wash hand basin, plumbing for washing machine (previous set up as a shower so plumbing is in place to reinstall), radiator, ceiling light point, extractor fan, tiled walls, tiled flooring.

SEMI-OPEN PLAN KITCHEN/DINING/SITTING AREA: described and measured separately as follows:

Kitchen: (21'8" x 6'7") (6.60m x 2.00m) fitted with a range of wall, base and drawer units, with worktops over, 5-ring gas hob with extractor fan plus double oven beneath, tiled surrounds, space for dishwasher, inset sink with mixer tap over and drainer unit to one side, space for upright fridge/freezer, two radiators, ceiling light point, wood effect laminate flooring, hatch leading to cellar. Two square openings leading to sitting/dining areas.

Living/Dining Room: (24'1" x 14'7") (7.35m x 4.45m) a spacious yet homely seating area with ample space for sofa. Feature open fireplace, arched recesses to chimney breast, large multi-paned sash window plus door leading out onto the private rear garden, inset ceiling downlighters, radiator. Archway to dining area which has ample space for dining furniture. Radiator, ceiling light point, skirting boards throughout, wood effect laminate flooring. Door through to:-

BEDROOM 2: (11'11" x 7'5") (3.63m x 2.26m) a double bedroom with multi-paned sash window to side elevation, door giving access out onto courtyard, ceiling light points, coving, radiator, skirting boards.

BEDROOM 1: (13'11" x 11'4") (4.25m x 3.45m) a beautiful light filled room with generous ceiling height, two multi-paned sash windows to front elevation both with built-in plantation shutters, an array of fitted wardrobes with hanging rails, one housing the Valliant combi-boiler. Additional storage cupboard, ceiling light points, two radiators. Door to:-

En-Suite Bathroom: a white suite comprising of low level wc, pedestal wash hand basin, panelled bath with mixer tap shower over, ceiling light point, extractor fan, radiator, fully tiled walls, tiled flooring.





CELLAR ROOMS: (17'7" x 14'9" + 16'5" x 9'2" + 12'10" x 4'3") (5.35m x 4.50m + 5.00m x 2.80m + 3.90 x 1.30m) steps lead down from the kitchen. The cellar comprises of three areas, all of which have standing ceiling height, ceiling light points, light well from courtyard. There was previous planning permission granted to convert the space but this has since lapsed.

OUTSIDE

FRONT COURTYARD: (22'0" x 6'10") (6.71m x 2.08m) predominantly laid to terracotta tiles. Storage vault (9ft x 6ft) makes a good space for outdoor equipment and recycling.

REAR COURTYARD/GARDEN:

Courtyard: (13ft x 11ft) (3.96m x 3.35m) accessed from the sitting room plus bedroom 2, a low maintenance and extremely private area laid to tiled flooring, with outside light. Steps lead up to the:-

Garden: (42ft x 9'10") (12.80m x 3.00m) laid to mainly paving plus hardstanding area, an ideal space for relaxing or entertaining. The garden is enclosed by a mixture of stone and rendered walls with horizontal fencing plus access gate to the rear.

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.

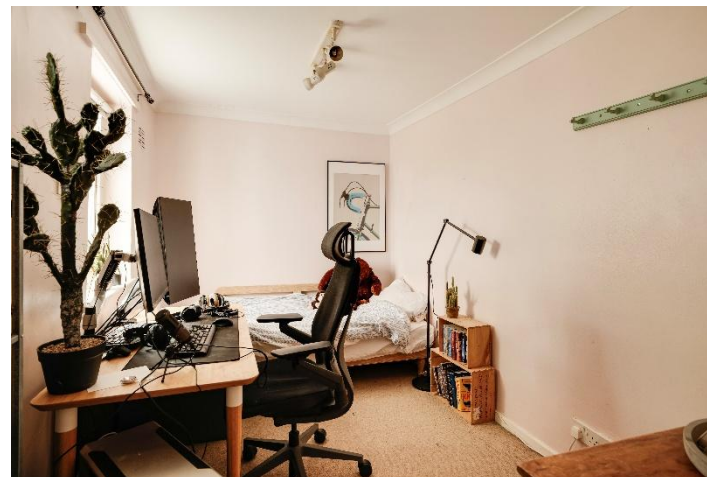
TENURE: it is understood that the property is Leasehold for the remainder of a 999 year lease from 1 January 1980 with an annual ground rent of £25. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £150. This information should be checked by your legal adviser.

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

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.



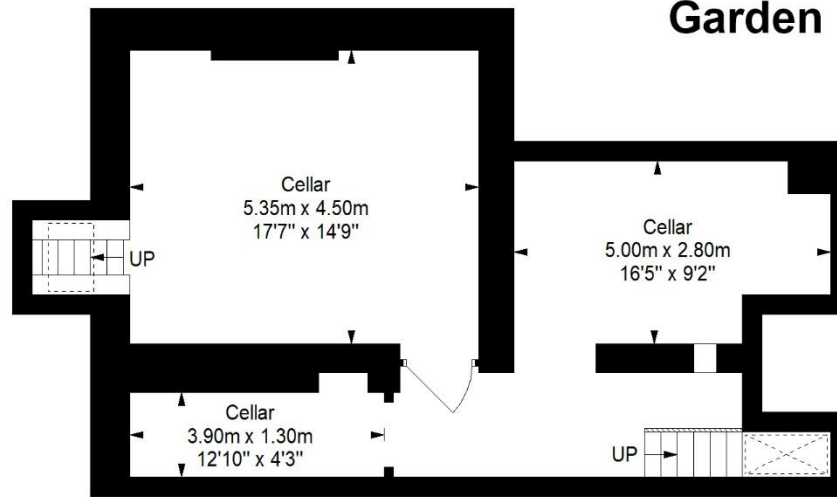
Garden Flat, West Mall, Bristol, BS8 4BG

Approximate Gross Internal Area = 83.9 sq m/ 903.1 sq ft
(Excludes Cellar/ Vaults)

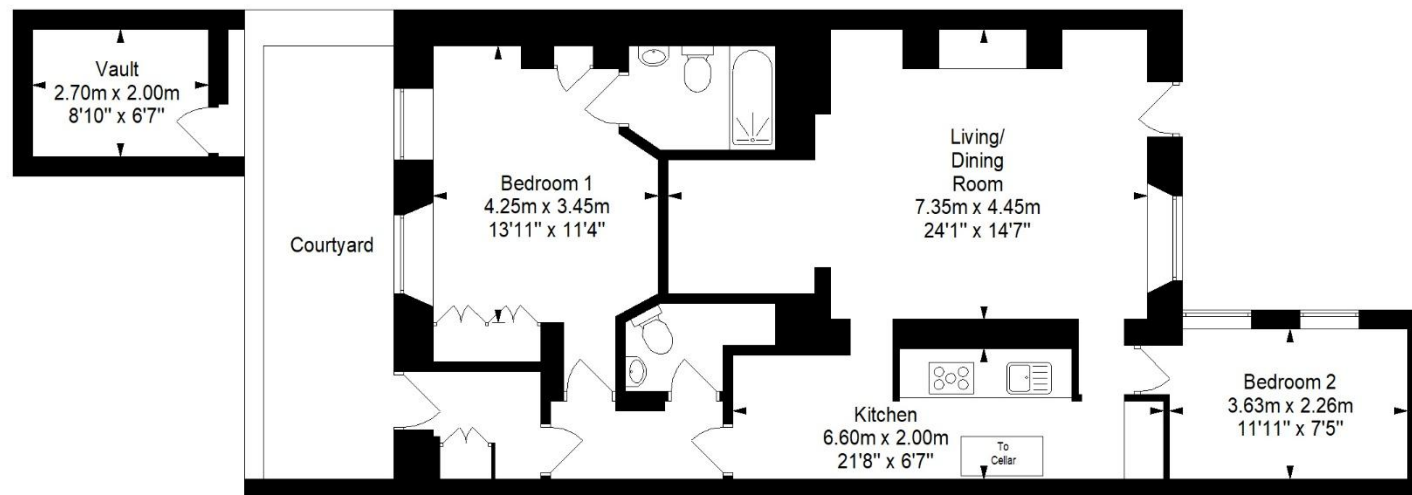
Cellar = 60.3 sq m/ 649.1 sq ft

Vaults = 5.1 sq m/ 54.9 sq ft

Total Area = 149.3 sq m/ 1607.1 sq ft



Cellar



Lower Ground Floor

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