



Hall Floor Garden Flat, 6 Belgrave House, Pembroke Grove
Guide Price £575,000

RICHARD
HARDING



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Clifton, Bristol, BS8 3DB

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An impressive hall floor garden apartment of circa 1,100 sq. ft, offering 2 double bedrooms, 2 shower rooms, plus an exceptional open-plan kitchen/dining/family room with French doors opening onto a private rear garden. Set within a fine Grade II listed building, ideally located within 400 metres of Clifton Village.

Key Features

- Clifton offers an excellent selection of boutique shops, bars, restaurants and essential amenities, with the Downs less than half a mile away.
- **Accommodation:** entrance hallway, study area/reception space, open plan kitchen/dining/family room, bedroom 1, bedroom 2 with en-suite shower room/wc and family shower room/wc.
- **Outside:** private rear garden with gated access to the communal garden.
- **Within the Clifton Village (CV) permit parking zone.**





ACCOMMODATION

APPROACH: paved pathway leads up to an attractive wooden panelled entrance door opening into a communal entrance hallway. The private entrance to the flat can be found to the left hand side of the staircase.

ENTRANCE HALLWAY: A welcoming and beautifully presented hallway with parquet style flooring, inset ceiling downlighters, door entry intercom system, two understairs storage cupboards, boiler cupboard, moulded skirting boards, opening through to study area/reception space. Doors leading to bedroom 1, bedroom 2, and family shower room/wc.

STUDY AREA/RECEPTION SPACE: currently arranged as a study/music room, inset downlighters, large window with shutters, door to rear with removable window seat, parquet style flooring.

KITCHEN/DINING/FAMILY ROOM: (31'10" x 9'9") (9.70m x 2.98m) a stunning light filled room with vaulted ceiling, three Velux skylights, ceiling downlighters and parquet style flooring throughout, zones described separately as follows:-

Kitchen: an array of Howdens wall, base and drawer units with quartz work surfaces and breakfast bar, Belfast sink with mixer tap over. Integrated appliances include washer/dryer, electric oven with 4 ring ceramic hob over, fridge/freezer and dishwasher. Double glazed window to side elevation.

Dining Area: space for dining room furniture with French doors out onto the private rear garden.

Family Area: space for sofas, a great light filled room with sociable feel.

BEDROOM 1: (14'11" x 14'10") (4.55m x 4.52m) a generous double bedroom with tall ceilings, large multi-paned wooden sash window overlooking the front elevation with shutters. Ceiling rose with light pendant, large walk-in wardrobe plus additional walk-in storage room, radiator, deep moulded skirting boards.

BEDROOM 2: (14'1" x 11'11") (4.29m x 3.64m) a well-proportioned double bedroom with large multi-paned wooden sash window overlooking the rear elevation with shutters, ceiling rose with light pendant, tall ceilings with ornate cornicing, radiator, deep moulded skirting boards, door to:

En-Suite Shower Room/WC: a re-fitted shower room suite comprising of low level wc with concealed cistern, wall mounted wash hand basin, double shower enclosure with waterfall shower plus handheld shower over, fully tiled walls, inset downlighters, extractor fan, tiled flooring.

FAMILY SHOWER ROOM/WC: a beautiful shower room suite comprising of low level WC, wash hand basin set on vanity unit, double shower enclosure with waterfall shower plus handheld shower over, inset downlighters, extractor fan, tiled walls, towel radiator, tiled flooring.

OUTSIDE

PRIVATE REAR GARDEN: with large patio area directly accessed from the kitchen/dining/family room, the garden is predominantly laid to lawn with deep flower borders housing a variety of mature trees, plants and shrubs, outside tap. Enclosed by brick and wall boundaries, gate giving access to the communal garden.

COMMUNAL GARDEN: laid to lawn and for the use of all the residents of Belgrave House.



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 2003. We also understand that the property 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 £150. This information should be checked by your legal adviser.

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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	51 E	
21-38	F		
1-20	G		

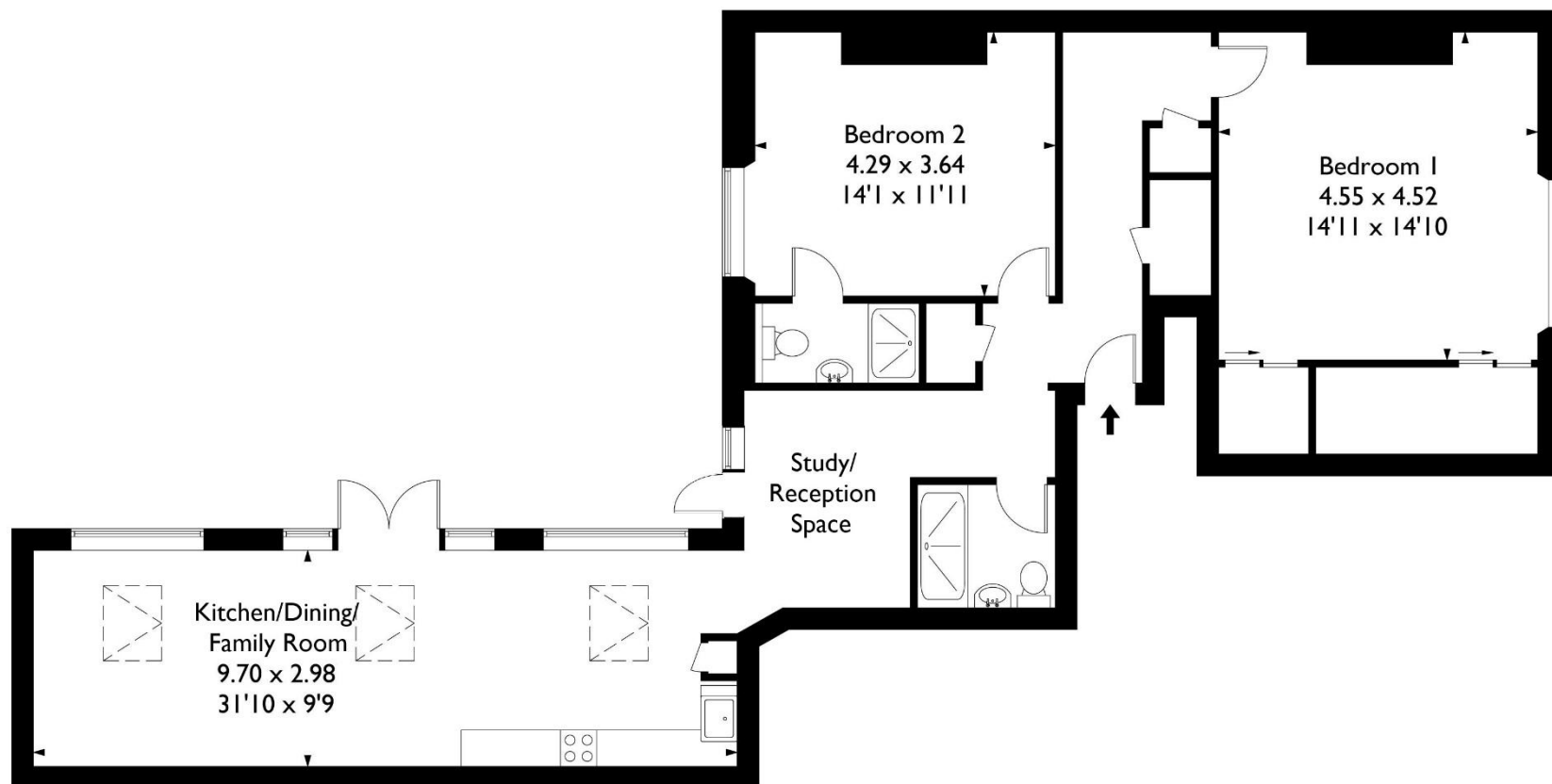
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





Belgrave House, Pembroke Grove, Clifton, Bristol BS8 3DB

Approximate Gross Internal Area 99.0 sq m / 1066.0 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.