



Second Floor Flat, Flat 11, Shorland House, Beaufort Road
Guide Price Range £450,000 - £475,000

RICHARD
HARDING

Second Floor Flat, Flat 11, Shorland House, Beaufort Road

Clifton, Bristol, BS8 2JT

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A light and airy 2 double bedroom purpose-built apartment situated on a desirable leafy side road in Clifton, close to the Downs and benefitting from extensive communal gardens and secure allocated underground parking.

Key Features

- Located on Beaufort Road, a peaceful road in Clifton, within a level walk of the shops, restaurants and weekly farmers' market of Whiteladies Road. Also handy for Clifton Tennis Club, Clifton Village, the local train station and bus connections.
- Gated secure underground parking and large lawned communal rear gardens.
- Lift and stairwell access.
- Balcony overlooking leafy communal gardens.
- A well-presented apartment with plenty of natural light and a pleasing layout.

ACCOMMODATION

APPROACH: via pathway leading through communal front gardens to main communal entrance. Entrance door to the property where there is a communal lift and stair access up to the second floor, where the private entrance to Flat 11 is on the right hand side.

ENTRANCE HALLWAY: door entry intercom system, laminate flooring. Doors leading off to kitchen/living/dining room, both bedrooms and the bathroom/wc.

KITCHEN/LIVING/DINING ROOM: a fabulous semi open-plan living and kitchen space, as follows:-

Living/Dining Room: (24'0" x 12'4") (7.32m x 3.76m) dual aspect windows to rear and side elevations, ample space for dining and seating furniture, electric wall heater, laminate flooring. Wide wall opening provides a sociable connection to the:-

Kitchen: (12'8" x 11'9" max) (3.86m x 3.59m) modern fitted kitchen comprising base and eye level units with wood block worktop. Space for stainless steel oven, 4 ring induction hob, washing machine and large fridge/freezer. Direct access to balcony.

BEDROOM 1: (13'11" x 10'11") (4.24m x 3.33m) a double bedroom with double glazed windows to side elevation, two sets of fitted double wardrobes, wall mounted electric heater.

BEDROOM 2: (13'11" max x 7'7") (4.25m x 2.37m) a double bedroom with double glazed window to rear elevation, built-in wardrobe and an electric heater.

BATHROOM/WC: a recently renovated smart bathroom with electric shower over bath, wall mounted wash basin, shelf storage, laminate flooring, extractor fan.





OUTSIDE

COMMUNAL GARDEN: large landscaped communal gardens to rear of the property.

SECURE UNDERGROUND ALLOCATED PARKING: accessed at the side of the remote controlled roller shutter gate, there is an allocated underground parking space 'no. 11'.

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 24 June 1975. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £3,500. This information should be checked by your legal adviser.

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

PLEASE NOTE:

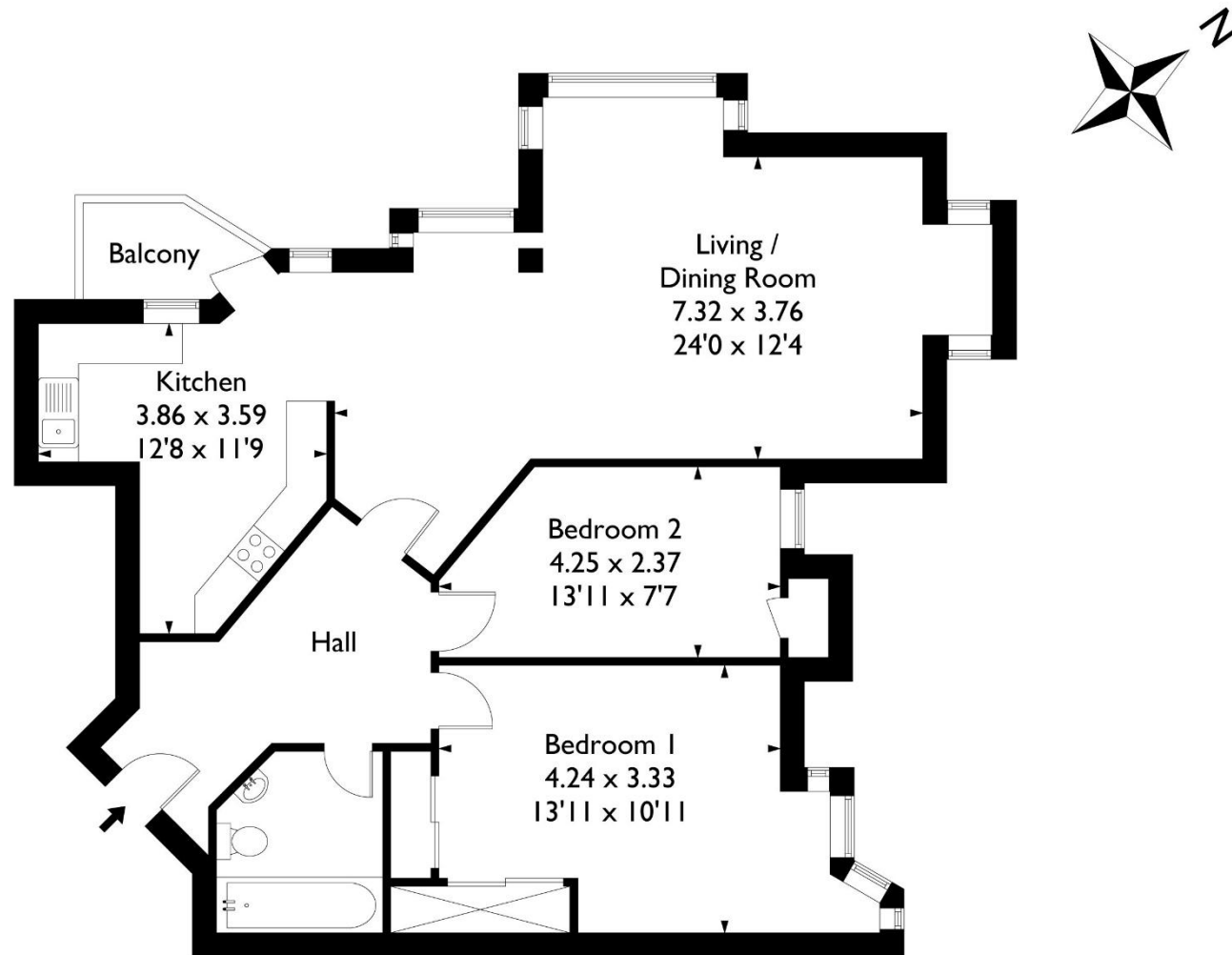
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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		83 B
69-80	C		
55-68	D	62 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.

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Approximate Gross Internal Area = 82.44 sq m / 887.37 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.