



First Floor Flat, Flat 4, 26, Apsley Road

Guide Price £525,000

RICHARD
HARDING



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Clifton, Bristol, BS8 2SS

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Set in an elegant and impressive semi-detached Victorian period building near to Whiteladies Road, a spacious 3 bedroom, 2 bath/shower room first floor apartment with off street parking for two cars and to be sold with no onward chain.

Key Features

- Situated in a highly convenient location, within a short walk of the shops and restaurant, cafes and bus connections of Whiteladies Road as well as being close by the green open spaces of Durdham Downs.
- **Accommodation:** entrance hallway, impressive bay fronted sitting room, sociable kitchen/breakfast room, bedroom 1 with en-suite shower room/wc, bedroom 2, bedroom 3 and bathroom/wc.
- **Outside:** the property is to be sold with ownership of the driveway which provides off-street parking for at least 2 cars.
- **An incredibly impressive property with much retained character in a great location.**
- Offered to the market with no onward chain making a prompt and convenient move possible.





ACCOMMODATION

APPROACH: the driveway leads to the lefthand side of the building, where the communal entrance can be found.

COMMUNAL HALLWAY: staircase ascends to the first floor where the private entrance can be found directly ahead.

ENTRANCE HALLWAY: tall moulded skirtings, picture rail, radiator, intercom entry system, central ceiling light point. Doors radiating to all rooms plus a further door to large storage cupboard.

LIVING ROOM: (17'5" into bay x 17'3" into chimney recess) (5.31m x 5.26m) a spacious principal reception room with wide and virtually full height bay window to the front elevation comprising three sash windows with window seat providing storage. Tall moulded skirtings, picture rail, simple moulded cornicing, two radiators, tv point, two ceiling light points and door leading to:-

KITCHEN/BREAKFAST ROOM: (14'6" x 14'2") (4.42m x 4.32m) fitted with a range of base and eye level units with roll edged worksurface over, stainless steel sink and drainer unit with swan neck mixer tap, tiled splashback. White goods including Indesit washing machine, Bosch dishwasher, Beko tumble dryer, freestanding fridge/freezer and 4-ring gas hob with electric Hotpoint oven and cooker hood over. Tall moulded skirtings, picture rail, simple moulded cornicing, central ceiling light point, radiator, tall sash window to front elevation and a cupboard housing Vaillant combi-boiler.

BEDROOM 1: (14'7" x 15'2" max) (4.45m x 4.62m) sash window to the rear elevation, tall moulded skirtings, radiator, simple moulded cornicing, central ceiling light point, overhead storage cupboard housing fuse box. Door leading to:-

En-Suite Bathroom: white suite comprising low level wc, pedestal wash hand basin, heritage bathtub with mains fed shower over, simple moulded cornicing, radiator, moulded skirting, window to side elevation and a wall mounted light.

BEDROOM 2: (15'2" x 9'2" into chimney recess) (4.62m x 2.79m) sash window to rear elevation, moulded skirtings, central ceiling light point, picture rail, simple moulded cornicing and a radiator.

BEDROOM 3: (11'5" x 7'7") (3.48m x 2.31m) sash window to rear elevation, moulded skirtings, radiator, simple moulded cornicing and a central ceiling light point.

BATHROOM/WC: white suite comprising panelled heritage bath with mains fed shower over, low level wc, pedestal wash hand basin with medicine cabinet over, radiator, moulded skirtings, part tiled walls, extractor fan and inset spotlights.



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 a Share of Freehold for the remainder of a 999 year lease from 1 January 1975. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that there is a monthly service charge of £100. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

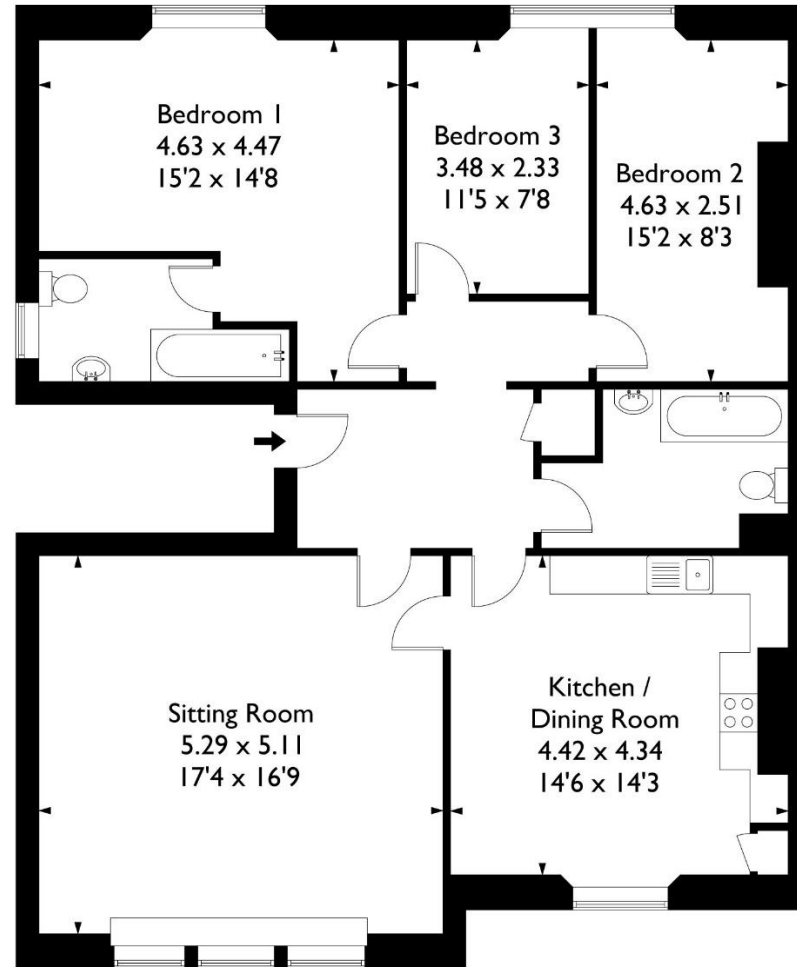
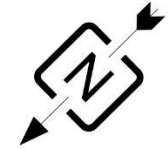
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





Apsley Road, Clifton, Bristol BS8 2SS

Approximate Gross Internal Area 104.60 sq m / 1125.80 sq ft



First Floor

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.