



Second Floor Flat, Flat 3, 16 Victoria Square
Guide Price Range £500,000 - £525,000

RICHARD
HARDING

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Clifton, Bristol, BS8 4ES

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A beautifully presented apartment forming the 2nd floor of this handsome period building that sits on the highly desirable Victoria Square.

Key Features

- This location gives a feeling of space and light, due to the mature central gardens and size of the square, whilst being immediately accessible to Clifton Village.
- Internally the apartment has been carefully renovated to accentuate the original character whilst adding tasteful and well-specked modern finishes that sit effortlessly together.
- The open plan living space makes up the entire width and is filled with natural light via six sash windows to the front elevation. Two double bedrooms and a recently re-fitted bathroom complete the interior.

ACCOMMODATION

APPROACH: from the street, the communal door leads up to two flights of stairs where the door into the apartment is found. Door opens into:-

ENTRANCE HALLWAY: a central hallway with an engineered wooden floor and door to the right into the open plan full width kitchen/dining/living room. The central hall also doubles up as some handy storage and hanging space for coats and storage for shoes. The hallway leads to the back of the apartment where you will find the two double bedrooms and bathroom/wc.

KITCHEN/DINING/LIVING ROOM: (23'3" x 20'5") (7.09m x 6.22m) with an engineered wood floor. Kitchen with island which has a marble effect quartz worksurface and to the other side a solid wood timber worksurface. Floor standing units with an integrated electric hob with oven below and an electric stainless steel extractor fan above. Integrated appliances include a wine fridge and fridge/freezer. There is also an integrated dishwasher below the ceramic sink which has a drainer and two basins with a black mixer tap over. There are six sliding sash windows with arched tops. Ornate ceiling throughout the whole space in a grid pattern. Period fireplace which is the centrepiece of the chimney stack in the middle of the sitting area.

BEDROOM 1: (16'3" x 13'3") (4.96m x 4.05m) a large double bedroom with a sliding sash window looking out of the rear elevation. Built in wardrobes to the full width of one side of the room and the other side of the chimney stack on the other wall. Beautiful original plaster décor which is similar to the front room but in a diamond pattern, cream carpet.

BEDROOM 2: (10'10" x 9'7") (3.31m x 2.91m) another double bedroom, with sliding sash window looking out to the rear elevation, column style radiator, cream carpet and ornate ceiling cornice.

BATHROOM/WC: the bathroom has been recently modernized and has large ceramic tiles on the floor and is made up of a three piece suite, with an enclosed shower with a thermostatic mixer tap and a glass shower screen with green attractive tiling that leads around the shower area and then around up to waist height to the rest of the bathroom. There is also a white ceramic wall hung sink with a chrome mixer tap over, white wc and a white rocker bath with a chrome mixer tap over.





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 885 year lease from 1 July 1973, with a ground rent of £25 p.a. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £130. This information should be checked by your legal adviser.

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

PLEASE NOTE:

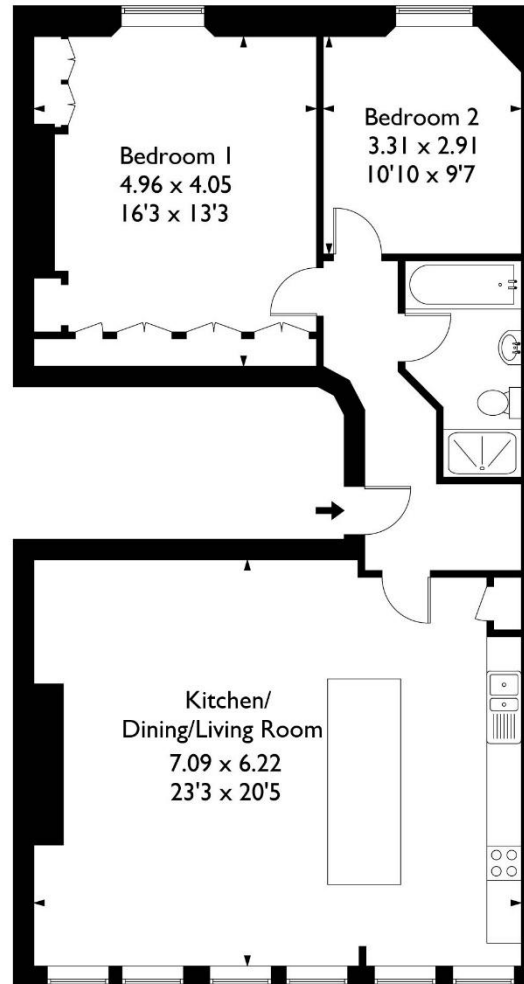
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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		81 B
69-80	C	73 C	
55-68	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 84.60 sq m / 910.20 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.