



Hall Floor Garden Flat, 17 Vyvyan Terrace
Guide Price £585,000

RICHARD
HARDING



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Clifton, Bristol, BS8 3DG

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An incredibly bright and spacious Grade II* listed 2 bedroom hall floor garden apartment with a stunning semi open plan grand drawing room/kitchen/dining room and the most wonderful private southerly facing rear garden. Vyvyan Terrace was built of Bath stone in the 1830s in the slightly earlier late Georgian style. The architect is thought by historic England to be Richard Shackleton Pope, one of Bristol's most influential architects and the designer of such landmarks as St Mary on the Quay and the Arnolfini. It is considered by English heritage as 'one of the finest of the regency Clifton terraces'.

Key Features

- A rare opportunity to acquire an exceptionally gracious 2 bedroom hall floor garden apartment in one of the finest Georgian terraces in Bristol, discreetly set behind large and attractive communal gardens (exclusive use for the residents of Vyvyan Terrace).
- A leafy and quiet location enjoying a pleasant outlook, situated in a prime position with a level walk to cafes, shops, restaurants and amenities of Clifton Village, while Christchurch/Clifton Down and the Suspension Bridge are within close proximity.
- **Accommodation:** entrance hallway, kitchen/dining room with large square opening to grand drawing room, 2 bedrooms, bathroom/wc, shower room and steps leading to a private southerly facing garden.
- Retains a wealth of period features including ornate cornicing and ceiling roses, sash windows with working shutters, fireplaces and stripped wooden floorboards.
- Within the Clifton Village residents parking zone.





ACCOMMODATION

APPROACH: from pavement pathway leads to communal wood panelled entrance door.

COMMUNAL ENTRANCE: entrance vestibule. Stairs rise to the first floor where the private entrance door can be found on the right hand side.

ENTRANCE HALLWAY: via hardwood entrance door, tall ceilings with natural light through the obscure high level window, ceiling light point, radiator, wooden floorboards, tall moulded skirting boards, doors radiate off to all rooms.

DRAWING ROOM: (18'10" x 14'7") (5.75m x 4.45m) a bright and spacious drawing room with two large wooden sash windows with original working shutters, to front elevation with pleasant outlook over Vyvyan Terrace gardens, ornate ceiling cornicing, ornate ceiling rose, three radiators, picture rail, period feature fireplace, wooden floorboards, tv point.

KITCHEN/DINING ROOM: (16'6" x 11'7") (5.02m x 3.53m) an incredibly large and sociable kitchen/dining room with a range of modern white gloss wall, base and drawer units with solid oak worktop over, range style cooker with extractor over, inset stainless steel sink and drainer unit with swan neck mixer tap, space and plumbing for washing machine, integrated fridge, breakfast bar area, tiled surrounds, high ceiling with ornate cornicing, two ceiling light points, picture rail, attractive period feature fireplace, wooden floorboards and wide opening to drawing room.

BEDROOM 1: (18'10" x 10'7") (5.75m x 3.22m) a generous double bedroom with a large sash window to rear elevation overlooking private rear garden, high ceilings with detailed cornicing and ceiling rose with light point, picture rail, fitted wardrobes with plenty of hanging space and useful shelving, period feature fireplace, wooden floorboards, double radiator and tall moulded skirting boards.

BEDROOM 2: (9'7" x 7'3") (2.92m x 2.20m) a small double bedroom with double glazed door giving access to rear garden, ceiling light point, wooden floorboards, built in storage cupboards with upper section housing Vaillant combi boiler, radiator and tall moulded skirting boards.

BATHROOM/WC: white suite comprising small bathtub, low level wc with concealed cistern, wash hand basin built into the wall, tiled splashback, built-in mirror with inset spotlights over, extractor fan, tiled flooring, part tiled walls, chrome effect heated towel rail and a high level hatch accessing shallow built-in storage cupboard.

SHOWER ROOM: modern shower room comprising shower enclosure with dual system fed shower, wall mounted wash basin, chrome effect heated towel rail, extractor fan, inset spotlights and wall mirror.

OUTSIDE

REAR GARDEN: a wonderful southerly facing rear garden with stone boundary, side walls and wooden fencing at the rear with trellis above with raised flower beds housing a variety of mature trees and shrubs. The garden is mainly laid to low maintenance patio with hardstanding area and garden shed. Small tiled/paved raised area with iron railing and steps leading down onto the level garden area.

COMMUNAL GARDEN: located at the front of the property.



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. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £3,250. This information should be checked by your legal adviser.

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

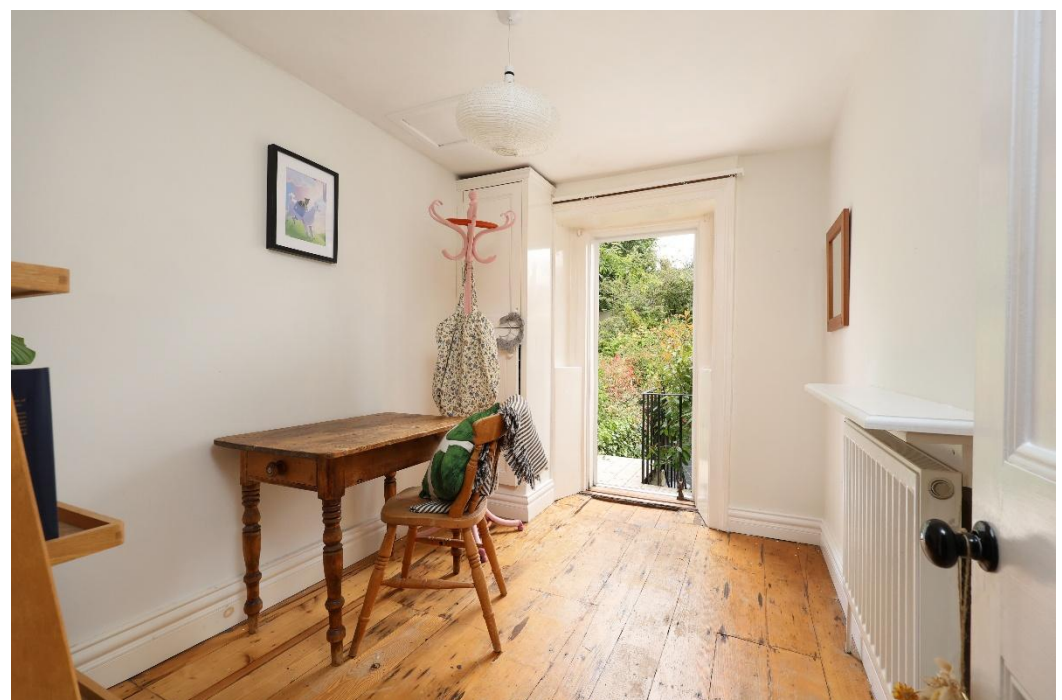
PLEASE NOTE:

- 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 | | |
| 69-80 | C | 70 C | 80 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 = 83.74 sq m / 901.36 sq ft
(Excluding Balcony)



Ground Floor

Illustration for identification purposes only, measurements and approximate, not to scale.