



Top Floor Flat, Flat 9, 3 Queens Avenue

Guide Price £140,000

RICHARD
HARDING

Top Floor Flat, Flat 9, 3 Queens Avenue

Clifton, Bristol, BS8 1SE

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A compact studio apartment with a separate kitchen area, located in an extremely popular central location just off Whiteladies Road, Clifton Triangle and adjacent to Bristol University campus.

Key Features

- Circa 233 sq. ft/21 sq. m.
- Superb location, a moment's walk to the University campus and Clifton Triangle.
- Forming part of the top floor of a detached Victorian building with a long lease and the benefit of a share of the freehold.
- **Accommodation:** entrance hallway, living area/ bedroom, kitchen, shower room/wc.
- Communal outside space to the rear of the building.
- Most recently rented for circa £900 pcm (7.2% gross) yield.
- No onward chain from July 2026.

ACCOMMODATION

APPROACH: via tarmacadam parking area and short flight of steps to side door entrance with intercom entry system, into:-

COMMUNAL ENTRANCE HALL: providing access to the majority of the flats in the building. Ornate original features and large turning staircase leads up to the second floor and the private numbered entrance door to this property.

ENTRANCE HALLWAY: wall mounted consumer unit, coat hanging space, intercom entry system, door to living area/bedroom and shower room/wc.

LIVING AREA/BEDROOM: (12'1" x 10'6") (3.67m x 3.19m) twin wood framed sash windows to front elevation set into deep dormer square bay, wall mounted electric radiator and exposed beams.

Airing Cupboard: space for washing machine and housing Ariston water heater.

KITCHEN: (6'2" x 5'3") (1.89m x 1.61m) wood framed single glazed window to side elevation with deep tiled sill, 'L' shaped fitted kitchen with roll edged work surfaces, integrated stainless steel sink with mixer tap and drainer, floor level cupboards and drawers. Appliance space for fridge/freezer.

SHOWER ROOM/WC: accessed from the hallway; matching suite comprising low level wc, hand basin with mirrored medicine cabinet over, corner shower cubicle with Triton electric shower, wall mounted extractor fan and heater.





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 1000 year lease from January 1982 and enjoys a share of the freehold. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £110. This information should be checked by your legal adviser.

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

AGENTS NOTE: the property is unlikely to be suitable with many mainstream lenders being under 30 sq.m.

PLEASE NOTE:

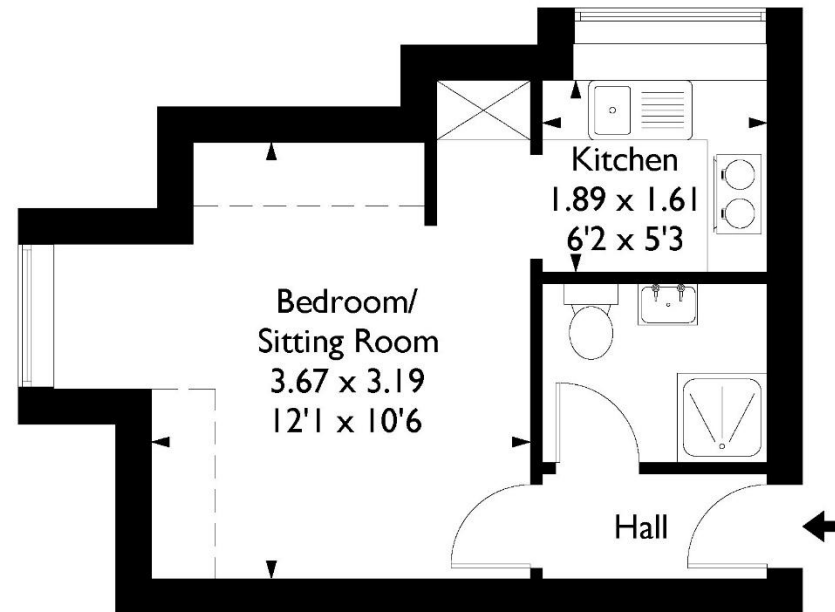
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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		69 C
55-68	D		
39-54	E	41 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.

Queens Avenue, Clifton, Bristol, BS8 1SE

Approximate Gross Internal Area = 21.66 sq m / 233.14 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.