



First Floor Flat, Flat 9 Oakfield Mansions, 6-10 Oakfield Grove

Guide Price £450,000

RICHARD
HARDING

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Clifton, Bristol, BS8 2BN

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A two double bedroom plus study first floor apartment, superbly located on a quiet Clifton side street, access to off street parking and offering no onward chain.

Key Features

- One of sixteen flats in a large converted detached Victorian mansion.
- Benefitting from a Share of Freehold, the remainder of a 999 year lease and within an internally managed building.
- High ceilings throughout and period sash windows on three elevations, several rooms have a dual aspect.
- Situated within the Clifton conservation area and Clifton East (CE) residents parking scheme.
- Notable for its extra study which could also be used as an infant's bedroom, a separate kitchen and access to off street parking.
- No onward chain from September 2026.

ACCOMMODATION

APPROACH: the property is approached via the larger central door with intercom entry system which opens to:-

COMMUNAL HALLWAY: large communal hallway with turning staircase rising to a well-lit first floor landing with a pair of rounded arch sash windows to front elevation, the door from this level leads to a smaller inner hallway which serves several flats on this level with the door clearly marked number 9, being the private entrance for this property.

Communal Storage Cupboard: at the first floor level there is a communal storage cupboard which is lockable and can be used to store items in the shared space.

HALLWAY: inner hallway with intercom entry phone. Spacious walk-in cupboard with wall mounted consumer unit, shelving and coat hanging space. Radiator and a further boiler cupboard housing a Worcester Green Star 4000 30kw combi boiler with additional shelving.

SITTING ROOM: (11'10" x 14'4") (4.83m x 4.36m) dual aspect room with wood framed sash windows to front and side elevations, high ceilings, picture rail, radiator. Wooden fireplace surround with slate hearth housing electric imitation fire. Television point, Virgin Media connection and dimmer switch lighting.

KITCHEN: (11'8" x 7'0") (3.56m x 2.13m) a pair of rounded arch wood frame sash windows to side elevation, fitted kitchen both sides with square edged wooden worksurfaces, enamel double sink with swan neck mixer tap, eye level cabinets with display shelves and undercounter cabinets and drawers. Spaces for washing machine and oven, integrated Smeg extractor hood and space for free standing fridge/freezer. Slate tiled floor and ceiling mounted adjustable spotlights.

BEDROOM 1: (15'0" x 12'6") (4.58m x 3.82m) wood framed sash window to rear elevation with neighbouring garden views, radiator below, high ceilings, picture rail and space for extensive wardrobes.





BEDROOM 2: (11'4" x 10'6") (3.46m x 3.21m) wood framed sash window to rear elevation with pleasant neighbouring garden views with radiator below, high ceilings, picture rail and ceiling height storage cupboards above the natural position for the bed.

STUDY: (8'1" x 6'6") (2.47m x 1.98m) dual aspect room with wood framed rounded arch sash windows to front and side elevation with radiator, high ceilings and picture rail. Accessed from the sitting room, this room is presently used as an excellent study but could also be used as an infant's bedroom.

BATHROOM/WC: partially tiled walls and floor, double ended acrylic bath with mixer shower and rain head attachment, shower curtain, bowl hand basin set into vanity unit with cupboard below, heated towel rail, close coupled wc, bidet and ceiling mounted extractor fan.

OUTSIDE

PARKING: front driveway for the building has space for 12 cars and therefore parking is on a first come first serve basis with 12 spaces for 16 apartments.

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 1979. This property benefits from a Share of Freehold and an internally managed building. There is no ground rent payable. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £150. 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.

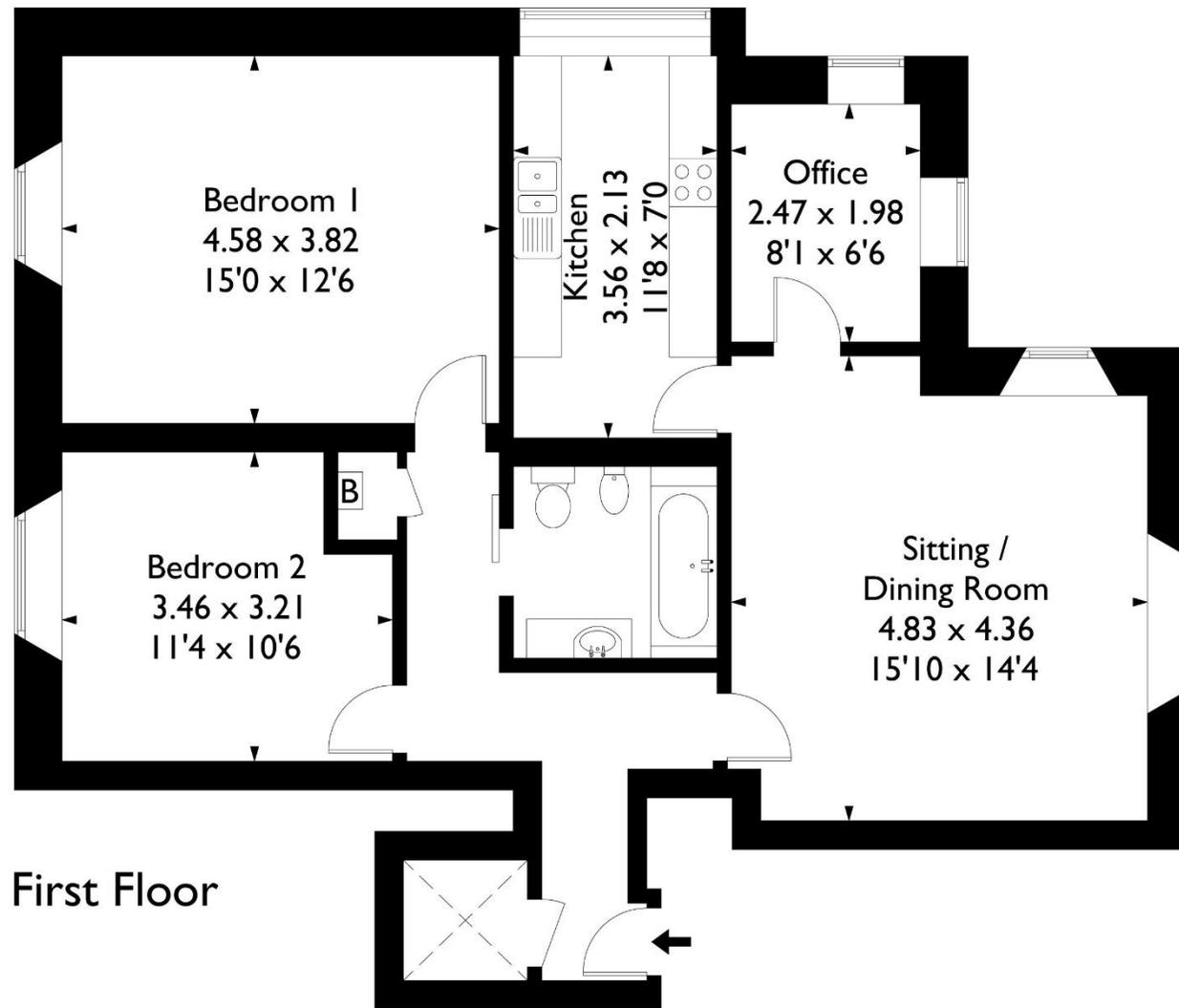


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	79 C
39-54	E		
21-38	F		
1-20	G		

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 = 80.52 sq m / 866.71 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.