



First Floor Flat, 8 Osborne Road, Clifton  
Offers in Excess of £425,000

RICHARD  
HARDING

# First Floor Flat, 8 Osborne Road

Clifton, Bristol, BS8 2HA

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A well-proportioned and light 2 double bedroom first floor flat tucked away on tranquil Osborne Road, offering a level approach to the amenities of Whiteladies Road and also close to Clifton Down train station.

## Key Features

- Available to the market for the first time in 18 years.
- Well-presented throughout.
- **Accommodation:** entrance hallway, lounge/dining room, kitchen, bedroom 1, bedroom 2 and bathroom/wc.
- No onward chain.

## ACCOMMODATION

**APPROACH:** a light communal staircase that is shared with just one other flat (the top floor flat) leads up to the first floor landing. The door to the flat leads to:-

**ENTRANCE HALLWAY:** a central hallway with large walk-in storage cupboard, suitable for bicycles etc. Doors to all rooms.

**LOUNGE/DINING ROOM:** (15'9" x 14'10" into chimney recess) (4.80m x 4.52m) the front facing lounge/dining room has attractive views along Osborne Road, through arched sash windows, a period style open fireplace, with recesses to either side of chimney breast containing built-in book shelving and cupboard, high ceilings, ceiling corning, dado rail, ceiling light point, and tall moulded skirtings.

**KITCHEN:** (12'5" x 7'5") (3.77m x 2.25m) dual aspect with an arched sash window to the front elevation, and window to side elevation, modern separate kitchen with a range of base and eye level units, plumbing for washing machine and dishwasher. Wall mounted Worcester gas combination boiler, radiator.

**BEDROOM 1:** (rear) (15'1" x 14'0") (4.80m x 4.27m) a spacious principal bedroom with large sash windows and attractive views over neighbouring gardens, also with ceiling light point, ceiling corning, and radiator.

**BEDROOM 2:** (rear) (10'10" x 8'4") (3.31m x 2.55m) modern upvc double glazed window, tall skirtings, ceiling corning, ceiling light point and a radiator. Space for freestanding wardrobe.

**BATHROOM/WC:** (14'1" x 5'3") (4.29m x 1.60m) dual aspect with obscured sash window to rear elevation and sash window to side elevation, the large bathroom is well lit with a white suite comprising 'P' shaped bath with clear shower guard, rainhead shower over and hot and cold water taps. Also includes part-tiled walls and a radiator.





## 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 1979. We also understand that this property owns a share of the Freehold for the building This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £75. This information should be checked by your legal adviser.

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

### PLEASE NOTE:

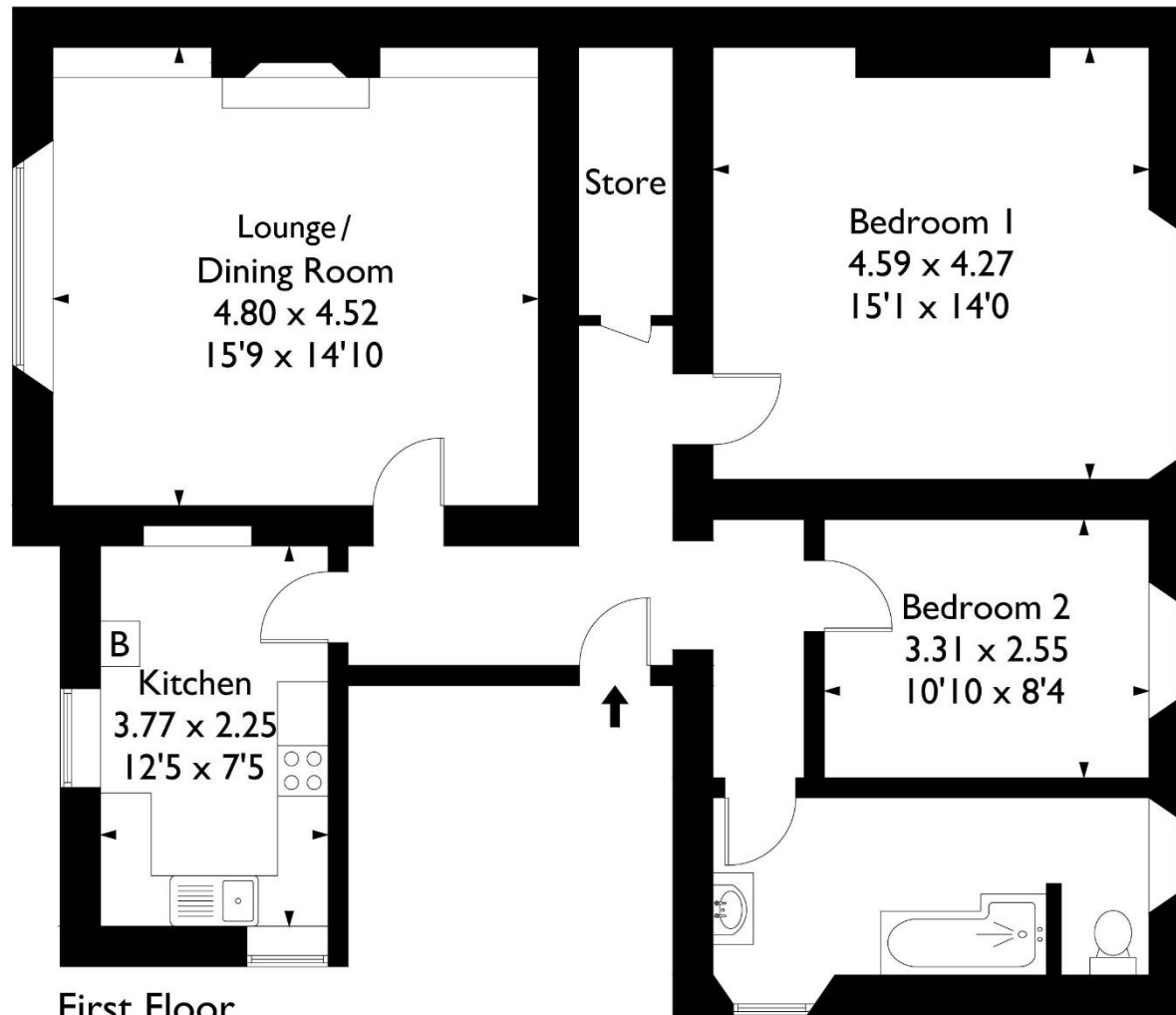
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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		
55-68	D	66 D	80 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 = 84.48 sq m / 909.33 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.