



First Floor Flat, Flat 3, 46 Oakfield Road

Guide Price £450,000

RICHARD
HARDING

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Clifton, Bristol, BS8 2BG

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A beautifully converted mid-Victorian, 2 double bedroom, 2 bath/shower room, with study, first floor apartment. Converted in 2017 with attractive ashlar stone and square bay windows to front. Enjoying a quiet position yet within easy access of Whiteladies Road. No onward chain.

Key Features

- A pair of substantial Victorian houses which were converted to a high standard in 2017 forming the end of a terrace of houses historically known as 'Brighton Park'. There are 8 flats across the two buildings with 4 on each side.
- High ceilings throughout with wooden floors in the kitchen, sitting room and hallways.
- Spacious principal reception room open plan to a modern fitted kitchen.
- Excellent access from the road with just two steps from the pavement up to the ramped entrance with wider than average hallway, doors and lower level lighting improving accessibility.
- Notable for offering period charm but with a contemporary finish inside with above average levels of efficiency via the use of secondary glazed panels on the windows, thermal and acoustic insulation to satisfy building regulations and a modern gas fired central heating system.
- Communal bike and bin store
- A highly usable study area adjacent to the sitting room.
- No onward chain making a prompt move possible.

VENDORS' NOTES

We love the combination of period charm and elegance with modern convenience. Even when the development was a building site we loved the elegant floor-to-ceiling box bay window, which fills the space with light. Living here we have loved the location - M&S Food is our corner shop! and Clifton Down shopping centre and all the amenities of Whiteladies Road are five minutes away. There are excellent transport links by bus along Whiteladies Road and by train from Clifton Down.

ACCOMMODATION

APPROACH: the property is approached over a pedestrian footpath, passing bike and bin storage area to the right, and is the left hand entrance of the two entrances at the building. External post boxes, video link intercom entry phone, outside lighting and six-panelled door into:-

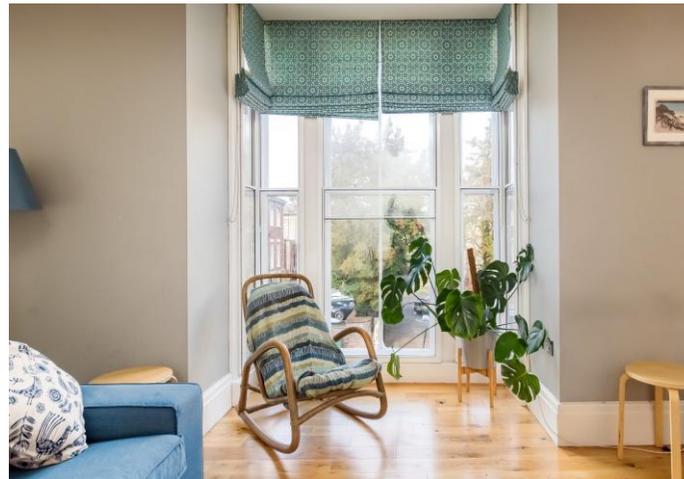
COMMUNAL ENTRANCE HALLWAY: L shaped communal hallway with automatic lighting, fire alarm controls, meter cupboard and a turning staircase with half landing rising to the first floor landing, the only door on this level is the private entrance into the apartment.

ENTRANCE HALLWAY: L shaped internal hallway with extensive built-in storage cupboard, three doors in width, which houses Worcester Greenstar 38CDI classic boiler, metal enclosed modern consumer unit and further storage space. The inner hallway provides three doors to the remaining rooms, radiator, wall mounted heated controls and space for an additional wardrobe, video entry phone system and wooden flooring throughout this area which continues through to:-

OPEN PLAN KITCHEN/SITTING ROOM: (21'7" x 20'2") (6.59m x 6.14m) a fully open plan room with kitchen and adjacent sitting room, but described separately as follows:-

Kitchen: single glazed wood framed window to front elevation with further secondary glazing, deep sill and pleasant views over nearby church. Fitted kitchen along one wall with roll edged worksurfaces with integrated 1 1/3" sink with swan neck mixer tap and drainer, upstand. AEG appliances include extractor hood, 4 ring gas hob, electric oven, double integrated fridge/freezer and a full sized undercounter dishwasher. Undercounter Indesit washer/dryer.

Sitting Room: walk-in square window bay with floor to ceiling single glazed wood framed sash windows with further secondary glazing and pleasant street scene views directly overlooking the church opposite and South Parade Mansions. Wooden flooring continues throughout this area with a pair of radiators, high ceilings. Opens to:-





STUDY: (13'0" x 3'11") (3.96m x 1.19m) high ceilings and wooden flooring continue, a partially open plan study area to the side of the sitting room, wood framed sash window with secondary glazing to front elevation, radiator, ample space for desk and chair. Presently used as a small piano room and study.

Cupboard: walk-in cupboard with lighting and continued wooden flooring, accessible from the study.

BEDROOM 1: (14'1" x 10'10") (4.30m x 3.30m) wood framed sash window to rear elevation with integrated secondary glazing panels directly overlooking the Whiteladies Road barracks and covered reservoir, radiator below and high ceilings continue. Internal door through to:-

En-Suite Shower Room/WC: fully tiled walls and floor with internal shower cubicle, mains fed rainhead shower with hose attachment, heated towel rail, close coupled wc, wall hung hand basin with mixer tap and integrated mirror over, shaving point and ceiling mounted extractor fan.

BEDROOM 2: (10'5" x 10'2") (3.17m x 3.10m) wood framed sash window to rear elevation with integrated secondary glazing panels directly overlooking the Whiteladies Road barracks and covered reservoir, radiator below and high ceilings continue.

BATHROOM/WC: main bathroom with fully tiled walls and floor, steel bath with mains fed rainhead shower with further hose attachment and shower screen. Wc with concealed cistern, hand basin with mixer tap and fixed wall mirror over. Shaving point, heated towel rail and ceiling mounted extractor fan.

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.

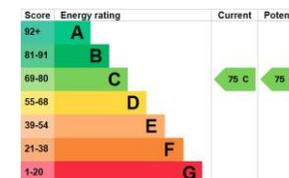
TENURE: it is understood that the property is Leasehold for the remainder of a 999 year lease from and including 1 July 2017, with a £250 a year ground rent. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the service charge is £130 per calendar month (paid quarterly). 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.

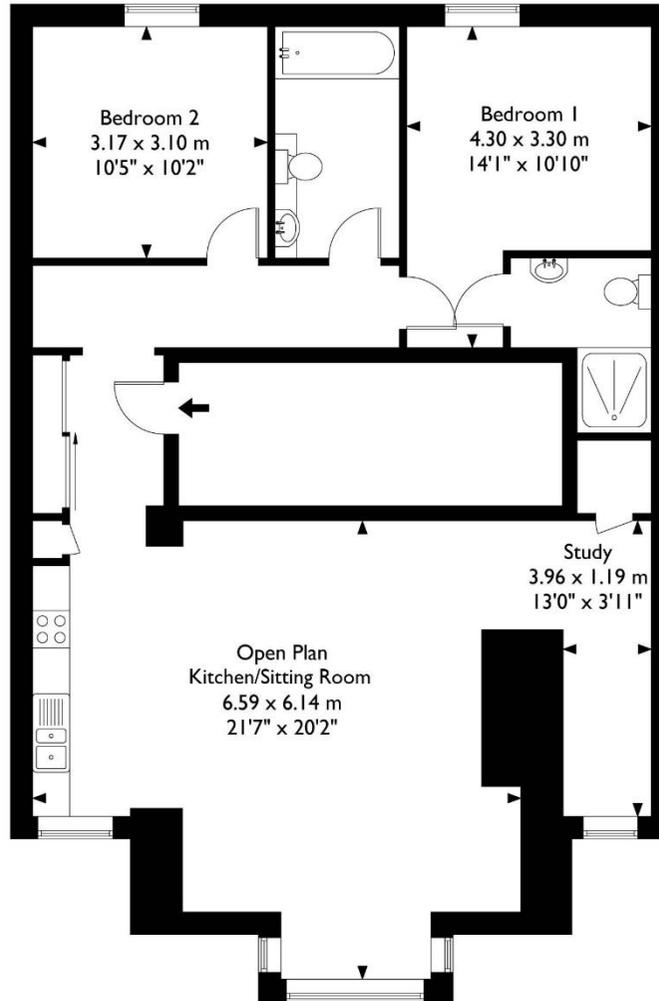


If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



Oakfield Road, Clifton, Bristol BS8 2BG

Approximate Gross Internal Area 84.1 sq m / 905.3 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.