



Lower Ground Floor Flat, Flat 3 Percival Court, 1 Percival Road
Guide Price £385,000

RICHARD
HARDING

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A light filled 2 double bedroom lower ground floor apartment set within an attractive Victorian period conversion with semi open-plan bay fronted kitchen/dining/sitting room, lift access and south-east facing lawned communal garden.

Key Features

- Set in a desirable area of Clifton close to Clifton College playing fields, Clifton Village and Whiteladies Road a short distance away.
- **Accommodation:** entrance hall, semi open-plan kitchen/dining/sitting room, bedroom 1, bedroom 2 and family bathroom/wc.
- **Outside:** communal front garden.
- Located within the Clifton Village (CV) permit parking zone.
- A fantastic apartment set within a well-managed building and offered to the market with no onward chain.

ACCOMMODATION

APPROACH: from the pavement of Percival Road proceed through the wrought iron gates, taking the pathway to the raised hall floor communal entrance door.

COMMUNAL ENTRANCE HALLWAY: via hardwood front door, take the stairs down to the lower ground floor (there is also a lift available), the private entrance door to the flat can be found on this level and is no. 3.

ENTRANCE HALLWAY: via wooden front door, inset ceiling downlighters, door entry intercom system, radiator, moulded skirting boards, oak wooden flooring. Doors radiate to open plan sitting/dining room/kitchen area, bedroom 1, bedroom 2 and family bathroom/wc.

SEMI OPEN PLAN SITTING/DINING ROOM/KITCHEN: described separately as follows:-

Sitting/Dining Room: (19'1 x 14'2) (5.82m x 4.32m) a light filled bay fronted room comprising of three period sash windows overlooking the lawned communal front garden, inset ceiling downlighters, an array of built-in cabinetry including tv unit and integrated fridge/freezer, ample space for sofas and dining room furniture, oak wooden flooring, moulded skirting boards, radiator, opening leading to kitchen via walkway.

Kitchen Area: (10'4 x 5'6) (3.14m x 1.67m) a newly installed kitchen with matching range of wall, base and drawer units with granite worktop over and matching upstand. Integrated appliances include Smeg oven with 4 ring gas hob over with extractor fan, dishwasher, microwave and washing machine. Inset Belfast sink with mixer tap over, wall mounted Vaillant combi boiler, sash window to side elevation, inset ceiling downlighters, radiator, tiled flooring.

BEDROOM 1: (16'7 x 11'10) (5.05m x 3.61m) a double bedroom with sash window to front elevation overlooking the communal garden allowing plenty of natural light, inset ceiling downlighters, radiator, built-in wardrobe with hanging rail and storage shelving, wood flooring, tall moulded skirting boards.

BEDROOM 2: (13'2 x 8'2) (4.0m x 2.49m) a double bedroom with sash window overlooking the communal front garden, inset ceiling downlighters, radiator, oak wooden flooring, tall moulded skirting boards.





BATHROOM/WC: white bathroom suite comprising low level wc, pedestal wash hand basin, bath with system fed shower over, glass shower screen, tiled surrounds, inset ceiling downlighters, extractor fan, wall mounted chrome towel radiator, tiled flooring.

OUTSIDE

COMMUNAL GARDEN: located at the front of the property is a generous sized lawned communal garden with a mixture of mature trees, shrubs and plants to the borders, enclosed by a mixture of stone walling and wrought iron railings, and has a sunny south-easterly elevation.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, 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 which commenced on 1 January 2008. This information should be checked with your legal adviser.

SERVICE CHARGE: we understand that the monthly service charge is £190. This information should be checked by your legal adviser.

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

PLEASE NOTE:

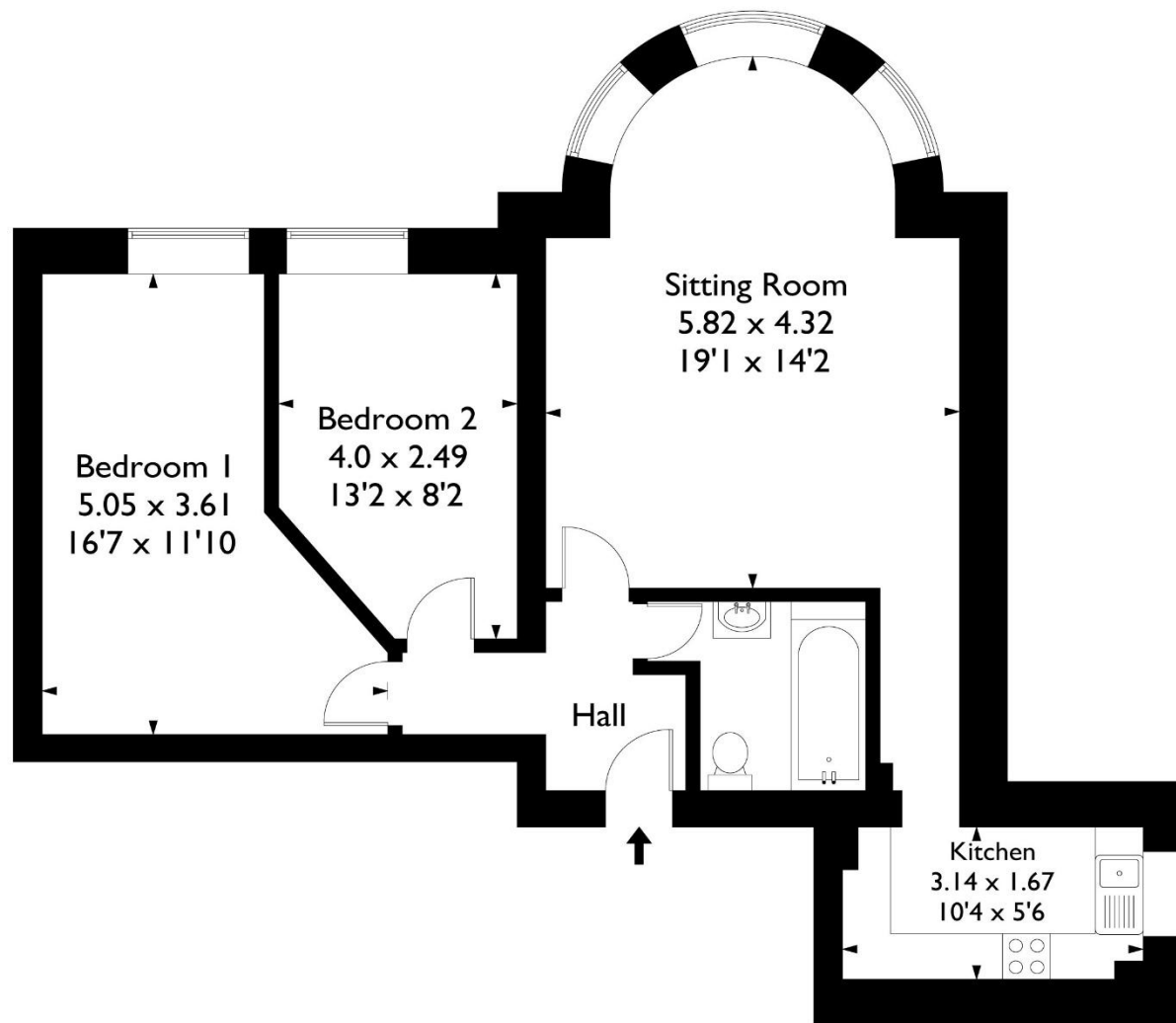
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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	77 C	79 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 = 63.44 sq m / 682.86 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.