



Second Floor Flat, Flat 3, 18a Upper Belgrave Road
Guide Price £450,000

RICHARD
HARDING

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Clifton, Bristol, BS8 2XH

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A well-proportioned 2 bedroom second floor flat set within a well-maintained Victorian period building, offering stunning views of South-East Bristol and Durdham Downs.

Key Features

- Set on the very doorstep of Durdham Downs.
- Two double bedrooms
- Views across the city.
- Merely yards away from Whiteladies Road, Blackboy Hill and within range of shops, bars, restaurants and essential services.
- **Accommodation:** entrance hallway, living room, separate kitchen, bedroom 1, bedroom 2 and bathroom/wc.
- Situated within the CE residents parking scheme.
- no onward chain making a prompt move.

ACCOMMODATION

APPROACH: the property is accessed over a level concrete pathway to a black communal entrance door, opening to:-

COMMUNAL HALLWAY: a well-lit communal entrance hallway with carpeted floors. Staircase ascending up two flights of stairs, where you will find the private entrance door into Flat 3.

ENTRANCE HALLWAY: access to all principal rooms - living room, kitchen, bedroom 1, bedroom 2 and bathroom.

LIVING ROOM: (18'3" x 12'6") (5.56m x 3.82m) double glazed sash windows to front elevation, ceiling cornicing, double radiator, fitted shelving either side of chimney breast.

KITCHEN: (11'7" x 6'4") (3.52m x 1.92m) double glazed window to side elevation, base and eye level units incorporating granite working surface, stainless steel sink, space for washing machine and tall fridge/freezer. 4 ring electric hob and electric oven. Fitted boiler.

BEDROOM 1: (15'2" x 12'0") (4.63m x 3.66m) double glazed windows to rear elevation with exceptional views of Bristol, built-in wardrobes, ceiling cornicing, radiator, rechargeable electric blinds.

BEDROOM 2: (12'0" x 9'7") (3.67m x 2.92m) double glazed sash windows to front elevation overlooking Durdham Downs, ceiling cornicing, radiator, rechargeable electric blinds.

BATHROOM/WC: tiled bath with heritage style waterfall shower, tiled flooring, wash hand basin with partial tiled splashbacks and storage beneath, eye level cabinet, extractor fan, ceiling light point.





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 June 1986. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that there is currently no monthly service charge. This information should be checked by your legal adviser.

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

PLEASE NOTE:

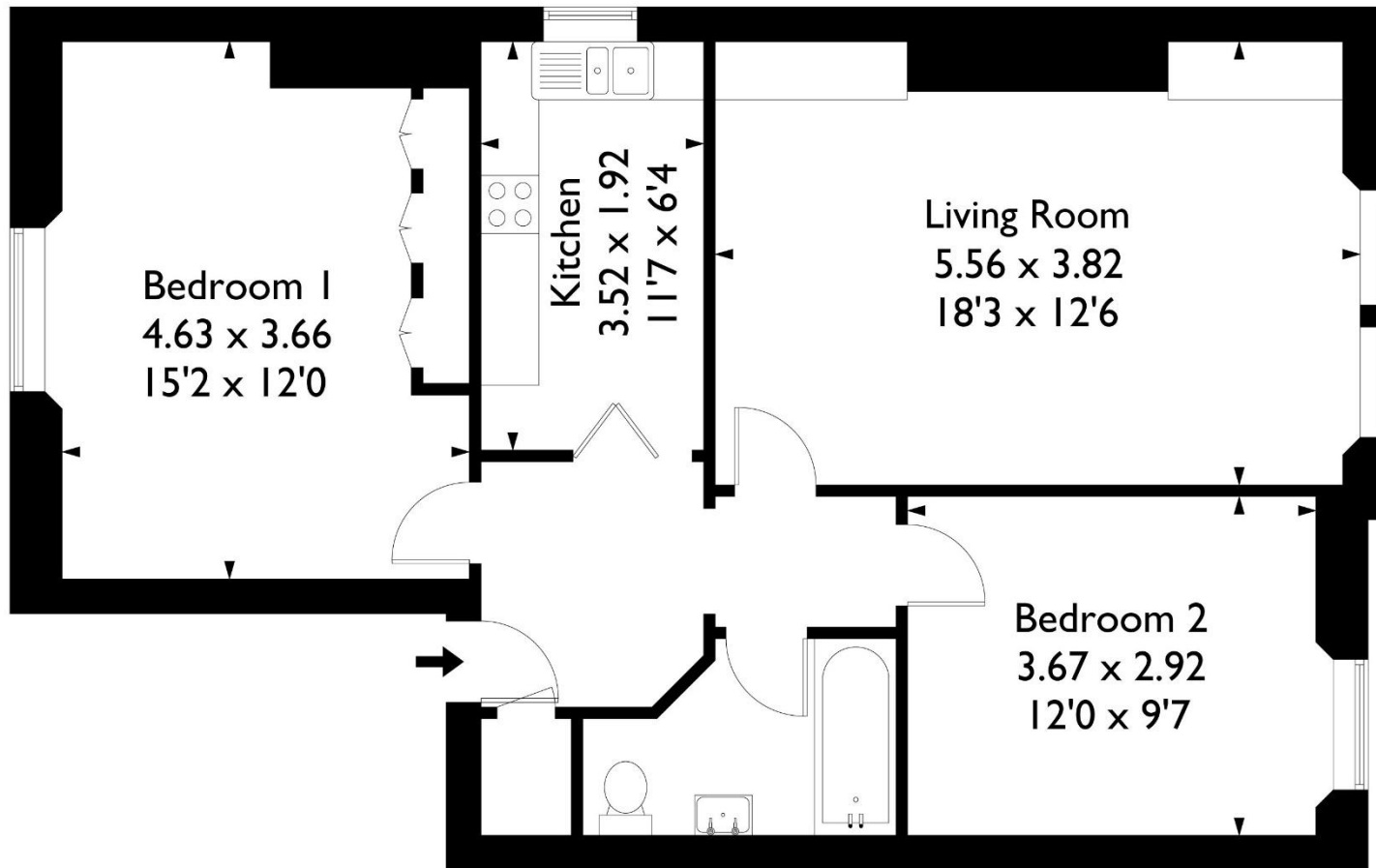
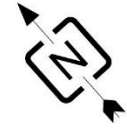
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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	62 D	70 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.

Upper Belgrave Road, Clifton, Bristol BS8 2XH

Approximate Gross Internal Area 68.6 sq m / 738.0 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.