



Garden Flat, 94 Pembroke Road

Guide Price £685,000

RICHARD  
HARDING



# Garden Flat, 94 Pembroke Road

Clifton, Bristol, BS8 3EG

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An exceedingly spacious, 3 double bedroom, 2 bath/shower room, garden apartment set within an elegant Victorian period detached building, of circa 1,415 sq. ft. (131.5 sq m), with a private entrance, separate kitchen/dining room with garden access via double doors, good sized drawing room and private well established 42ft x 39ft (12.80m x 11.89m) rear garden.

## Key Features

- A generously proportioned apartment that boasts an impressive 23'6" x 14'8" (7.17m x 4.47m) drawing room period fireplace and bay window. Additionally, a superb 17'1" x 14'1" (5.21m x 4.30m) kitchen/dining room which links seamlessly to the rear garden. The apartment is further complimented by a spacious principle bedroom with en-suite shower room, 2 further double bedrooms and family bathroom.
- Located in a convenient and much sought after location close to Clifton Village, Whiteladies Road and Durdham Downs, yet within easy reach of the city centre.
- Well stocked private rear garden with deep shrub borders and various sitting out areas.
- **Accommodation:** reception hall, drawing room, kitchen/dining room, principle bedroom with en-suite shower room, 2 further double bedrooms, family bathroom.
- **Outside:** undercover walkway, private 42ft x 39ft (12.80m x 11.89m) rear garden with large garden shed.
- An exceptional apartment that enjoys many charming period features with a beautiful, well stocked landscaped garden.





## ACCOMMODATION

**APPROACH:** from the pavement, impressive gate pillars with wrought iron double gates and a brick paved driveway for footpath access only. The driveway separates and leads up to the main pillared front entrance and alongside the building via a pedestrian gate giving access to the garden apartment via a stone chipped walkway. Part obscure glazed wood panelled front door with external light and brass door furniture, opening to:-

**RECEPTION HALL: (18'4" x 14'1") (5.60m x 4.29m)** a most welcoming entrance to this spacious apartment, with tiled flooring, moulded skirtings, picture rail, coved ceiling and ornate ceiling rose with light point. Tiled flooring, radiator, obscure glazed multi-paned window to the side elevation, raised level double opening storage cupboard. At the rear of the reception hall there are open walkways to either side inner hallways. Six-panelled wooden doors, opening to:-

**DRAWING ROOM: (23'6" x 14'8") (7.17m x 4.47m)** a most impressive principal reception room, with wide bay window to the front elevation comprising three sash windows each with working shutters. Central coal effect gas fire with tiled slips, slate hearth and white painted ornately carved marble mantelpiece. Central ornate ceiling rose with light point, moulded skirtings, picture rail and simple moulded corning. Two radiators.

**KITCHEN/DINING ROOM: (17'1" x 14'1") (5.21m x 4.30m)** comprehensively fitted with an array of panelled base and eye level units with a combination of drawers, cabinets and shelving. Wood effect roll edged worktop surfaces with bevel edged splashback tiling and pelmet lighting. Inset porcelain central sink with draining board to side and swan neck mixer tap over plus in-sink-erator. Integral Rangemaster cooker with double oven, two warming trays, 5 ring gas hob and canopy extractor hood with built-in lighting. Integral dishwasher, tiled flooring, built-in pantry cupboard, radiator, inset ceiling downlighters, two ceiling light points, space for American style, plumbed fridge/freezer. Moulded skirtings, picture rail and simple moulded corning. Wide bay window to the rear elevation comprising central wooden double glazed casement double doors with sash windows to either side, overlooking and opening out onto the decking of the rear garden.

**BEDROOM 1: (14'4" x 13'11") (4.36m x 4.23m)** a dual aspect room with sash windows to the front and side elevations. Moulded skirtings, picture rail and simple moulded corning. Two ceiling light points with spotlight lighting, radiator. Part obscure glazed wooden door, opening to:-

**En-Suite Shower Room:** corner shower cubicle with wall mounted electric shower and handheld shower attachment. Pedestal wash hand basin with hot and cold water taps. Low level wc. Fully tiled walls and flooring, heated towel rail/radiator, double opening cupboard, coved ceiling, inset ceiling downlighters, extractor fan.

**BEDROOM 2: (14'2" x 13'7") (4.31m x 4.19m)** having a pair of multi-paned sash windows overlooking the well stocked rear garden. A range of built-in wardrobes with ample hanging rail and shelving space plus further storage cupboards above. **Airing Cupboard** housing wall mounted Ariston gas fired combination boiler. Additional cupboard with space and plumbing for washing machine and tumble dryer stacked on top of one another. Moulded skirtings, picture rail, ceiling light point, radiator.

**BEDROOM 3: (15'0" x 8'9") (4.56m x 2.66m)** part obscure multi-paned sash window to the side elevation, moulded skirtings, inset ceiling downlighters, radiator.

**FAMILY BATHROOM/WC: (9'9" x 4'10") (2.97m x 1.47m)** deep recessed part obscure glazed sash window to the side elevation. Panelled bath with mixer tap plus circular overhead shower and handheld shower attachment. Pedestal wash hand basin with hot and cold water taps. Low level wc. Fully tiled walls and flooring, heated towel rail/radiator, wall light point, ceiling light point.



## OUTSIDE

**PRIVATE REAR GARDEN:** (approx. 42ft x 39ft) (12.80m x 11.89m) immediately to the rear of the kitchen/dining room there is a sunken timber decked area with garden pond and water feature. Steps lead up to a paved area with ample space for garden furniture, potted plants and barbecuing etc. The remainder of the garden is predominantly laid to lawn and level with deep shrub borders. Garden shed, outside water tap and external wall light, pergola with two white flowering Clematis.

## 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 1000 year lease from 1 June 1975. There is an annual ground rent payable of £15 p.a. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £100. This information should be checked by your legal adviser.

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

### 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		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

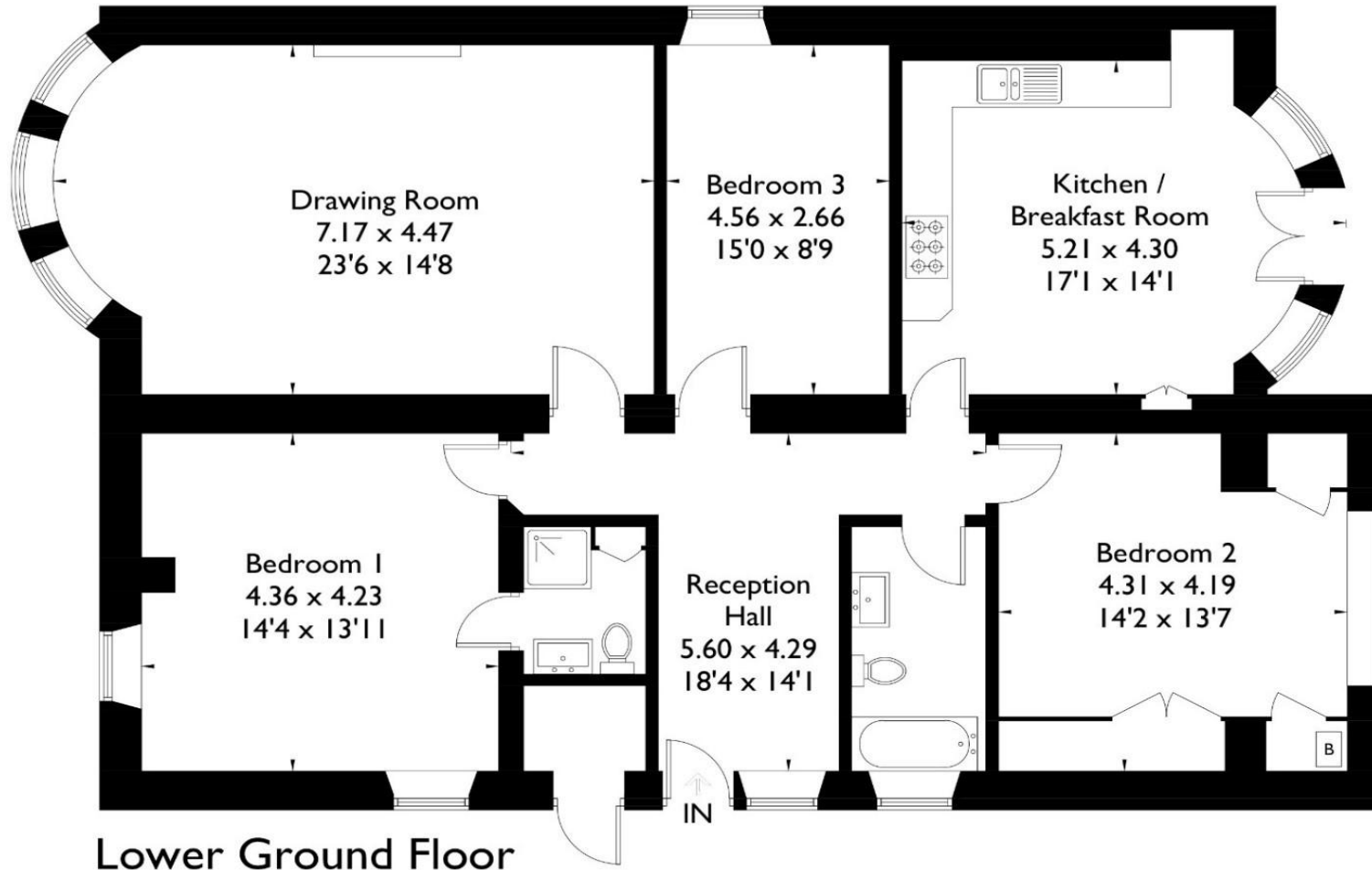
**If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.**





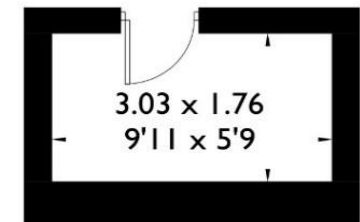
# Garden Flat, 94 Pembroke Road, Clifton, Bristol, BS8 3EG

Approximate Gross Internal Area = 131.5 sq m / 1415 sq ft  
Outbuilding = 5.3 sq m / 57 sq ft  
Total = 136.8 sq m / 1472 sq ft



Job Ref: 163807

This plan is for layout guidance only.  
Drawn in accordance with  
RICS guidelines. Not drawn to  
scale, unless stated. Windows &  
door openings are approximate.  
Whilst every care is taken in the  
preparation of this plan, please check  
all dimensions, shapes & compass  
bearings before making any  
decisions reliant upon them.



**Outbuilding**  
(Not Shown In Actual  
Location / Orientation)