



First Floor Flat, 40 College Road
Guide Price £294,000

RICHARD
HARDING

First Floor Flat, 40 College Road

Clifton, Bristol, BS8 3HX

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Situated on the first floor of an attractive period building on one of Clifton's most coveted roads within striking distance of the Village - a well-balanced, light-filled two bedroom apartment offered to the market with no onward chain.

Key Features

- On the first floor of a handsome period building in a highly sought-after Clifton location.
- Flooded with natural light thanks to dual aspect side and rear elevations.
- Two bedrooms.
- Fabulous location within a short level walk of the shops, restaurants and amenities of Clifton Village or Whiteladies Road. Near Clifton College and Durdham Downs making it attractive as a primary or second home, as well as buy to let investment having been successfully let in previous years.
- Offered to the market with no onward chain making a prompt and convenient move possible.

ACCOMMODATION

APPROACH: from the pavement, one step and a wrought iron gate opens to a pathway that leads to four further steps ascending to the main entrance to the property with intercom entry system. A period wooden panelled door with stone facade and arched leaded stained glass fanlight over opens to:-

COMMUNAL ENTRANCE HALLWAY: inlaid door mat, carpeted staircase with wooden balustrade ascends to the first floor, where the private entrance door can be found immediately on the right hand side. Opening to:-

PRIVATE ENTRANCE HALLWAY: laid with fitted carpet, skirting boards, ceiling light point. Door to storage cupboard, doors accessing bedrooms 1 and 2 and the bathroom. Several steps descend down to:-

LIVING ROOM: (12'11" x 10'9") (3.93m x 3.28m) dual aspect reception room with two sash windows to side and rear elevations. Laid with fitted carpet, skirting boards, radiator, ceiling coving and ceiling light point. Door accessing shallow cupboard housing the wall mounted Atlantic gas combi-boiler. Further door opens to:-

KITCHEN: (7'7" x 5'7") (2.31m x 1.70m) modern fitted kitchen comprising an array of wall, base and drawer units with square edge laminate worktop over and stainless steel sink and drainer. Integrated appliances include electric oven with 4 ring hob over and extractor hood above, fridge/freezer and washing machine. Tiled splashback, wood effect flooring, skirting boards, casement window to side elevation, ceiling light point.

BEDROOM 1: (10'7" x 9'8") (3.22m x 2.94m) double bedroom laid to fitted carpet, skirting boards, radiator, ceiling light point. Sash window to the rear elevation with leafy outlook providing natural light.





BEDROOM 2: (12'5" x 8'5") (3.77m x 2.56m) two large sash windows to rear elevation with leafy outlook provide plenty of natural light. Laid with fitted carpet, skirting boards, radiator, ceiling light point, ceiling coving.

BATHROOM/WC: recently refurbished and comprises low level wc, wash handbasin set into vanity unit with storage cabinet beneath, panelled bath with wall mounted shower and glass shower screen. Tiled walls, ceiling light point, extractor fan, loft hatch access 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.

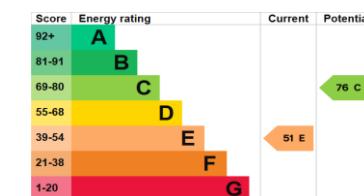
TENURE: it is understood that the property is Leasehold for the remainder of a 999 year lease from 1 January 1994 and is subject to an annual ground rent of £0 and a perpetual yearly rentcharge of £20. This information should be checked with your legal adviser.

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: 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.



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 = 44.68 sq m / 480.93 sq ft

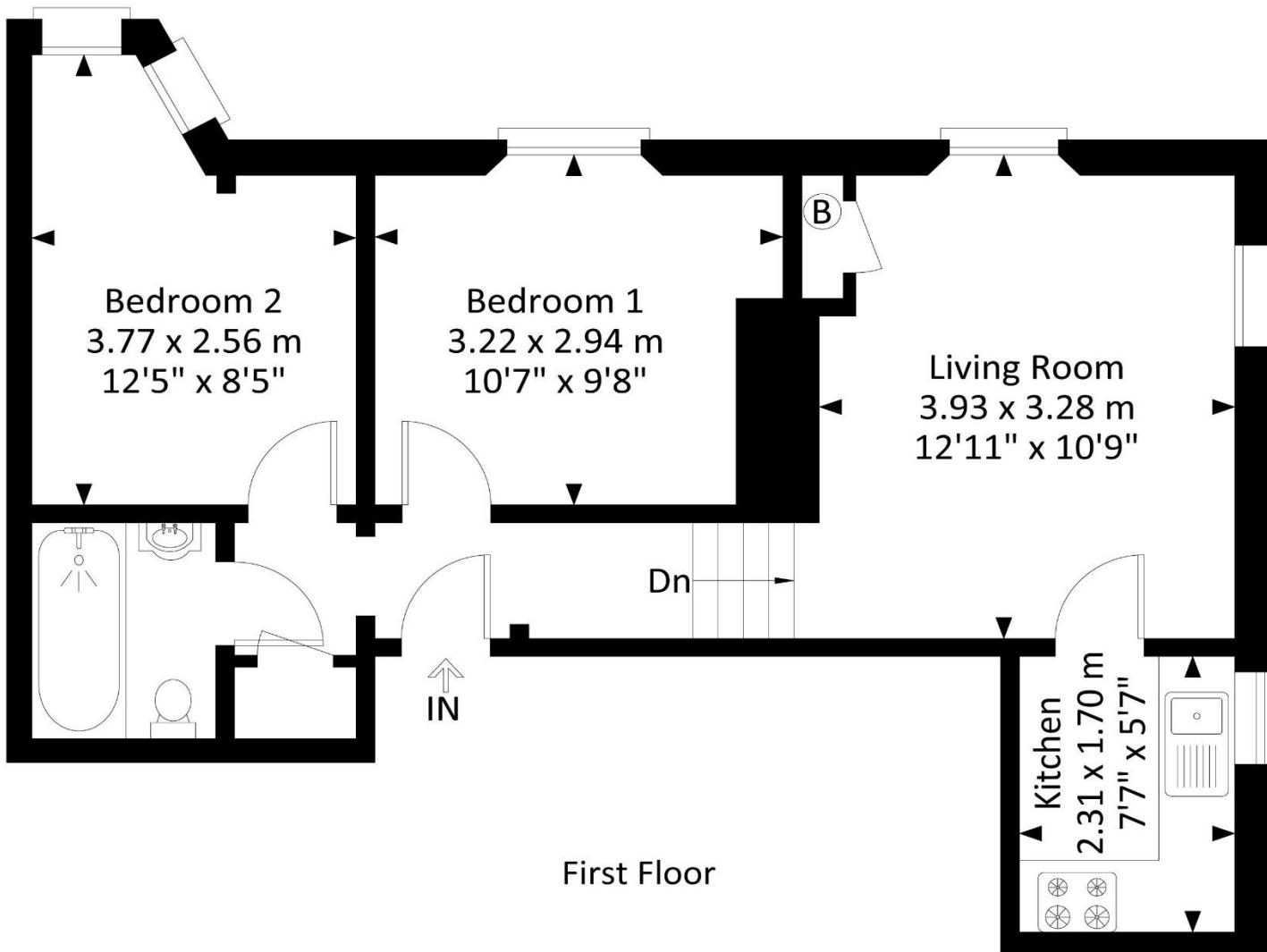


Illustration for identification purposes only, measurements and approximate, not to scale.