



Hall Floor Flat, Flat 3 St Brendas Court, Clifton Park
Guide Price £1,200,000

RICHARD
HARDING



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Clifton, Bristol, BS8 3BN

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An incredibly impressive and rare 3 double bedroom (one with en-suite) hall floor garden apartment of a magnificent scale (1862 sq. ft.), enjoying allocated off-road parking, communal lawned rear gardens and a breathtaking interior.

Key Features

- Excellent room proportions including a glorious 23'4" x 14'11" bay fronted sitting room with three balconies from the French doors with wide wall opening providing a sociable connection through to the separate 22'2" x 17'0" kitchen/dining room, with a highly specified bespoke kitchen.
- Three double bedrooms (one with en-suite), further bathroom, further separate cloakroom/wc, storage cupboard and utility room.
- Prime Clifton Village location within a short level stroll of the superb cafes, shops and amenities of Clifton Village, as well as being within yards of the green open spaces of Durdham Downs. Close to Clifton Suspension Bridge and the wider walks through Leigh Woods and Ashton Court Estate, making it one of the most sought after locations in Bristol.
- Offered with no onward chain, this family sized apartment is a superb option with people resizing and moving for the convenience of this location.





ACCOMMODATION

APPROACH: via stone pillars and driveway leading up towards the front of the building where there are steps leading up to the main communal entrance and front door where you'll find the communal hallway and the front door to the apartment to the right-hand side. The driveway continues around to the rear of the building where the car parking space straight ahead of you (number 3) is the allocated off-road parking space for the apartment.

ENTRANCE HALLWAY: a large welcoming entrance hallway with high ceilings, ceiling coving, ceiling rose, feature arched wall opening, radiator with decorative cover, dado rail and doors off to the sitting room, kitchen/dining room, all three bedrooms, bathroom/wc (with adjoining utility/storeroom) and further separate cloakroom/wc. Further door accessing a generous recessed storage cupboard, perfect for vacuum cleaner, tools, etc.

SITTING ROOM: (front) (23'4" x 14'11") (7.11m x 4.54m) an impressive elegant sitting room with incredible high ceilings and original ceiling cornicing and picture rail. Wide bay to front with three sets of French doors accessing balconies. Period fireplace and radiators with decorative covers. Wide wall opening with built-in folding doors providing a sociable connection through to:-

KITCHEN/DINING ROOM: (22'2" x 17'0") (6.76m x 5.18m) an exceptional large kitchen/dining space with a beautiful well-appointed bespoke kitchen. Featuring a range of Shaker style painted units with white granite worktop over and an inset 1 ½ bowl sink. Large curved edged breakfast bar providing seating and integrated wine fridge, wine store and various cupboards and drawers. Integrated appliances including double eye level Neff oven and combi-oven, induction hob with extraction over and appliance space for an American style fridge/freezer. Double doored larder/breakfast cupboard with integrated drawers beneath. Pelmet downlighting and ample space for dining table and chairs. High ceilings with ornate ceiling cornicing, central ceiling roses and picture rail. Large feature arched windows to front and a built-in study area.

BEDROOM 1: (rear) (18'1" x 16'7") (5.52m x 5.06m) a superb sized principal double bedroom with high ceilings, ceiling coving, picture rail, large sash window to rear, overlooking the communal gardens and parking area built in wardrobes, radiator. Door accessing:-

En-Suite Bathroom/WC: white suite comprising bath, low level wc with concealed cistern, wash basin with storage drawers beneath, large walk-in shower area with dual headed system fed shower, recessed alcove shelf, inset spotlights and extraction. Part tiled walls, tiled floor and wall mirror and light with built in shaver point.

BEDROOM 2: (rear) (11'0" x 10'7") (3.34m x 3.23m) double bedroom with high ceilings, ceiling coving, radiator and sash window to rear.

BEDROOM 3: (rear) (12'7" x 9'6") (3.83m x 2.90m) a smaller double bedrooms with high ceilings, ceiling coving, sash window to rear and a radiator.

BATHROOM/WC: a white suite comprising a double ended bath with wall mounted mixer taps, system fed shower over the bath and recessed alcove shelf. Low level wc with concealed cistern, wash hand basin with storage drawers beneath, built-in mirrored cabinet, sash window to side, inset spotlights, extractor fan ceiling coving, part tiled walls, tiled floor and contemporary heated towel radiator. Door accessing:-

Utility Room: (12'7" x 2'7") (3.83m x 0.78m) housing the Worcester gas central heating boiler, appliance space for washing machine and coat hooks.

CLOAKROOM/WC: low level wc with concealed cistern, wash basin with storage cabinet beneath, heated towel rail, sash window to rear and ceiling coving.



OUTSIDE

OFF-ROAD PARKING AND PARKING PERMITS: the property has the rare advantage of an allocated off-road parking space to the rear of the building (space number 3), additional to the parking space the property falls within the Clifton Village (CV) residents parking permit scheme. Permits are available from Bristol City Council for a modest annual fee.

COMMUNAL GARDENS: lovely lawned communal gardens to the rear of the property for the use of all the apartments with gated access out onto Christchurch Road behind, providing a pedestrian shortcut into Clifton Village.

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 lease lasting from 1 March 1981 to 1 February 2980. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £7000. This information should be checked by your legal adviser.

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

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	75 C
39-54	E		
21-38	F		
1-20	G		

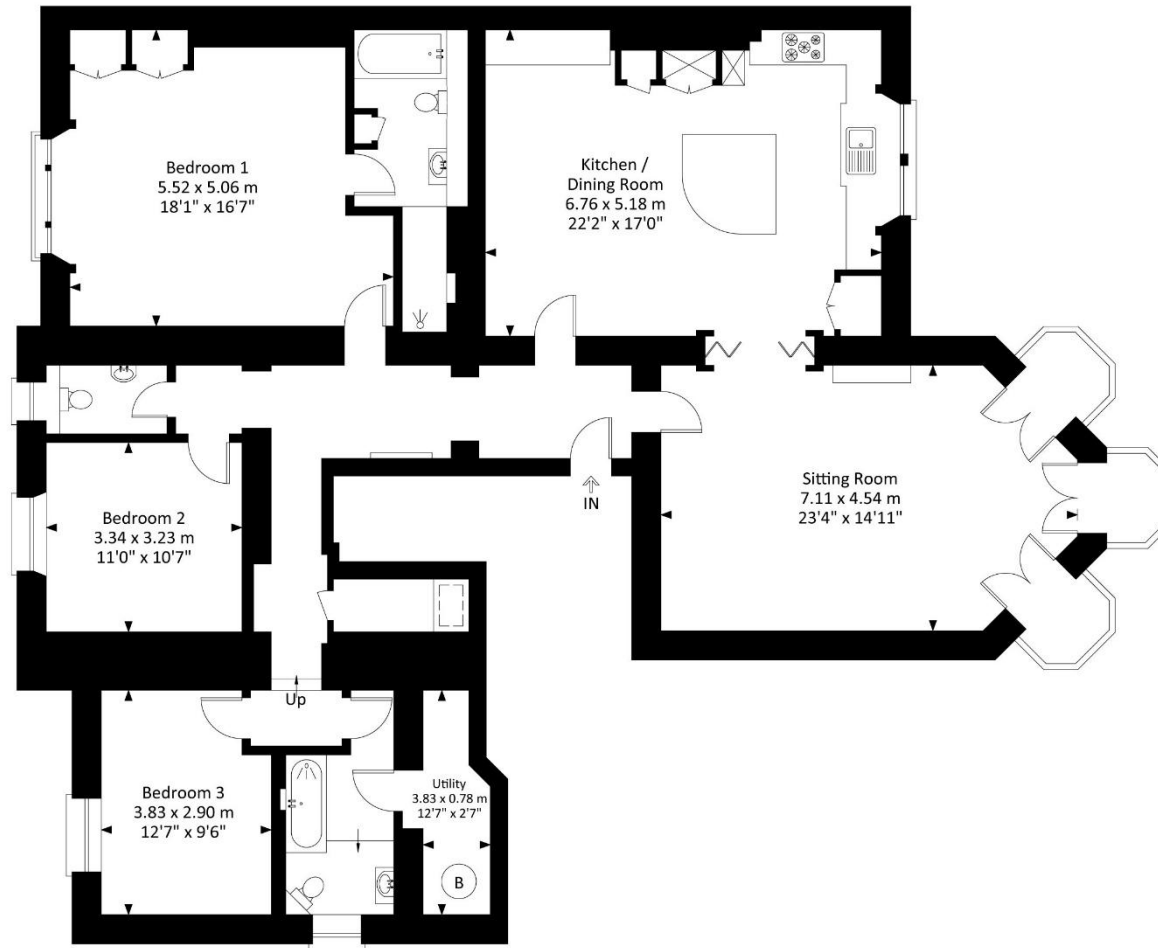
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





3 St Brendas Court, Clifton Park, Clifton, Bristol, BS8 3BN

Approximate Gross Internal Area = 1862.47 sq ft / 173.03 sq m



Raised Ground Floor

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