



Clifton | £315,000

leese & nagle 

14c Whatley Road, Clifton Bristol, BS8 2PU

- One Bedroom Apartment
- Spacious Accommodation Throughout
- Elegant Sitting Room & Separate Kitchen
- Convenient Clifton Location
- No Onward Chain

A bright airy and welcoming first floor one bedroom apartment offering spacious accommodation with some lovely period features set in a grand Victoria era property just off Whiteladies Road in central Clifton. Perfectly positioned to enjoy the varied amenities this highly desirable, vibrant location offers. Bars, cafés, restaurants and independent shops are just around the corner. Great transport links with buses and Clifton Down train station within 2 minutes walk and a number of the cities main cultural attractions within comfortable walking distance.

Positioned on the first floor with front South facing aspect the flat is incredibly bright and airy and unusually has a window in every room. The traditional layout provides a beautifully proportioned living room with large windows. Attractive open hearth fireplace with period Marble surround and mantle. Book shelves and cabinets are built into both recess's adding to the charm of this main living space. Adjacent to the living room is the bedroom. Again large windows illuminate the space. Two double built in wardrobes occupy the space to the side of the chimney breast.

The kitchen sits behind the living room and is a stand alone room. As such it offers much more space than a combined kitchen/living room.

Comprehensive range of cream Shaker style wall and base units set under wood effect work surfaces with integrated oven, hob and tiled splash backs. Plenty of work top space, a window to the side aspect and wall mounted gas fired combination boiler.





Beyond the kitchen the bathroom also sits to the side aspect and has window providing light and ventilation. Modern white suite comprises bath with shower over and attractive Metro styled tiled walls, wash basin and WC. A cupboard provides storage opportunities. The building is approached via path to the side with traditional front door incorporating door entry system opening into a spacious hall with an impressive original staircase rising to the upper floors. A quirky feature of the flat is the communal storage area situated in the basement and accessed via a flight of stairs from the communal hall. The area is open plan and shared by all residents of the building. The apartment sits within a residents parking zone.

Important Information.

Remainder of a 999 year lease from 1974
Freehold owned by management company.
Management company owned by leaseholders of the 5 flats.
Service Charge £960 per annum (set by management company). £80 per month.
Ground rent £12.50 per annum (not collected as management co own freehold).
Flat owner can become director of the management company (5 owners).
Management company reserved funds currently circa £4500 (May 24)
Council tax band B



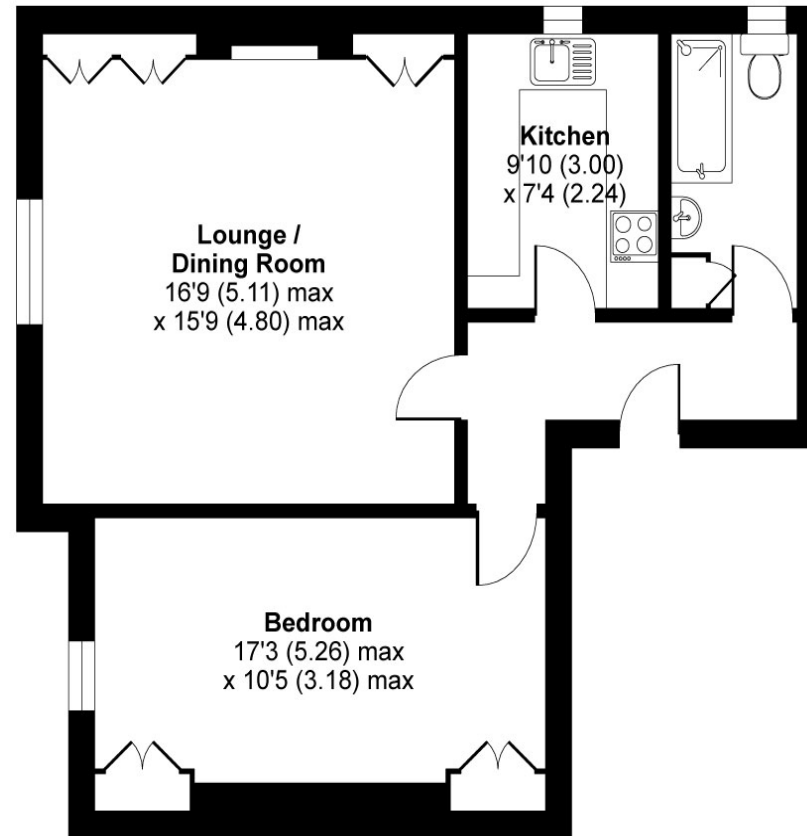
**Energy Performance Certificate
Rating D**



Whatley Road, Clifton, Bristol, BS8

Approximate Area = 646 sq ft / 60 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Leese & Nagle. REF: 1138990



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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