



HALL FLOOR FLAT

1 Richmond Park Road, Clifton, Bristol BS8 3AS

Hall Floor Flat

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A spacious circa 660 sq. ft one-bedroom hall floor apartment within a semi-detached townhouse with a wealth of beautiful features throughout and off-street parking.

* SUPERB HALL FLOOR LATERAL APARTMENT OF CIRCA 660 SQ. FT *
GRADE II LISTED BUILDING * BEAUTIFULLY PROPORTIONED
THROUGHOUT * GRAND SITTING ROOM WITH HIGH CEILINGS AND OPEN
FIRE WITH MARBLE SURROUND * SEPARATE KITCHEN * WONDERFUL
PERIOD DETAILING * EXCELLENT STORAGE * ALLOCATED OFF-STREET
PARKING SPACE * CONVENIENT AND SOUGHT AFTER LOCATION * EPC: E

Situation

Richmond Park Road is a sought-after residential road conveniently situated between Clifton village and the hustle and bustle of Whiteladies Road.

Within easy striking distance are numerous cafés, restaurants and boutique shops. Not too far away is the popular Everyman Cinema and the convenience of a large Sainsbury's supermarket. A short walk away is The Downs, a public open area of circa 400 acres.

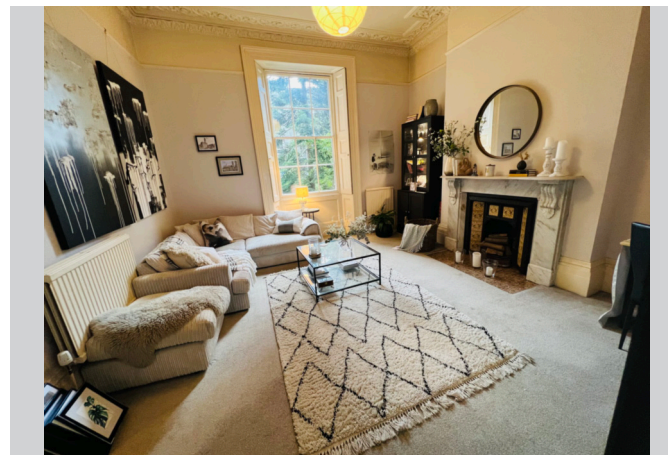
The flat is ideally situated within walking distance of several large employers such as the BRI, the BBC, Bristol University and also the city centre.

Bristol is widely regarded as the "gateway to the West" and the M5 is just over 5 miles away, with the M32 2.5 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is just over 3 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 8.6 miles to the south.

For Sale - Share of Freehold

The hall floor flat, 1 Richmond Park Road is a rare opportunity; situated in a semi-detached Georgian villa with beautifully retained period features, high-ceilings, ornate ceiling plasterwork, large sash windows with shutters and an abundance of natural light.

Internally, the accommodation stretches to over 660 sq. ft providing versatility and the opportunity to meet a wide variety of any new owner's needs.





Accessed via a private driveway, the property benefits from its own allocated off-street parking, and a shallow set of stone steps lead up to through the front door and into a communal lobby, a short walk across some beautiful parquet flooring leads you to the front door of the flat.

Once in, the wonderful period details are immediately apparent; rich ceiling cornice work and an elegant carpeted hallway, giving access to the sitting room to the right, a kitchen to the left and the bedroom and bathroom / shower room towards the rear of the property, as well as providing useful storage too.

The sitting room is exquisite; high ceilings rich in detailed original plasterwork, a magnificent central rose and a handsome marble fire surround with a cast-iron hearth complete with tiled inserts. The room is flooded with natural light from a large sash window and affords a great deal of privacy from the rear as well featuring original wooden shutters either side. Its proportions allow for plenty of casual seating, as well as the option for a formal dining table.

The kitchen is adjacent to the sitting room as a good and very functional space with ample hardtop work surfaces and cupboard storage, as well as featuring gas hobs, oven, dishwasher and a useful breakfast bar with stools.

To the rear lies the bedroom which is a wonderful size with lovely views to the rear; complete with recessed integrated wardrobes providing plenty of storage.

Across the hall from the bedroom is the bathroom, complete with 'P' shaped bath and overhead shower, wash basin, w.c and a frosted window.



Outside

A smart gravel drive is accessed via pair of stone pillars with off-street parking for several vehicles, with each of the apartments benefiting from one allocated space.

Services

Mains water, electricity, gas and drains. Gas central heating system. Telephone and Fibre Broadband by private arrangement.

Local Authority

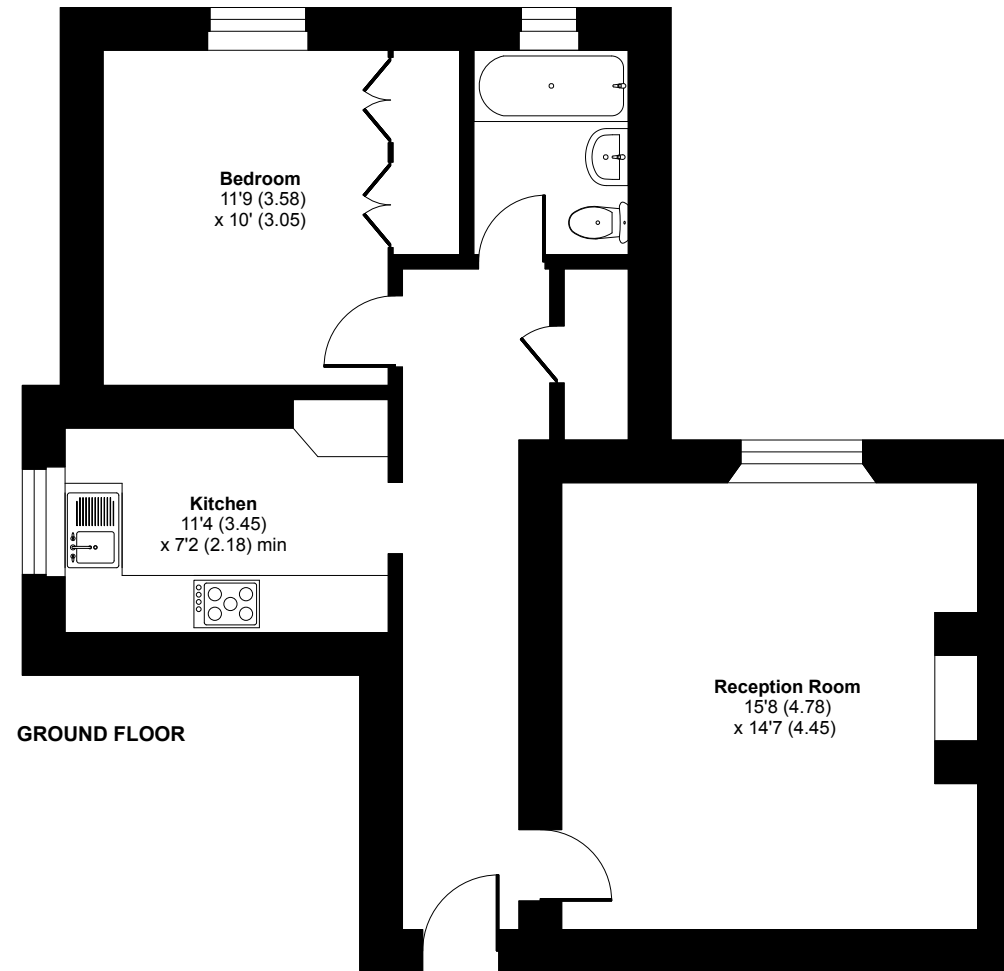
Bristol City Council: Tel: 0117 922 2000
Council Tax: Band C.

Directions: BS8 3AS

Richmond Park Road, Bristol, BS8

Approximate Area = 660 sq ft / 61 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Rupert Oliver Property Agents. REF: 915598