
Upper Maisonette, 7 Albermarle Row
Guide Price £440,000
RICHARD
HARDING

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Clifton, Bristol, BS8 4LY

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Beautifully presented, light and exceedingly spacious, 3 double bedroom, 2 bath/shower room upper maisonette apartment, of circa 1,106 sq. ft., set within an historic grade II* listed Georgian row on the slopes of Clifton with panoramic city views.



Key Features

- **A most impressive apartment with high ceilings and an abundance of period features including multi-paned sash windows.**
- **A most appealing setting just a mere stone's throw from the hurly burly of the fashionable Clifton Village and yet providing ease of access to the harbourside and city centre. Clifton enjoys an enviable reputation with an eclectic and diverse range of boutique shops, bars, restaurants and further essential services.**
- **Approx. 20 minutes' walk to Leigh Woods and Ashton Court Estate, also with a number of parks and green spaces very close by.**
- **The internal communal parts of the building were fully refurbished in 2018.**
- **Second Floor:** reception hall, sitting/dining room, separate kitchen, family bathroom.
- **Third Floor**: part galleried landing, master bedroom with en-suite shower room, two further double bedrooms.
- **An elegant maisonette apartment of particularly good-sized proportions in a highly prized location with fine elevated views across the city. Cliftonwood & Hotwells Residents Parking is available on Albermarle Row**





ACCOMMODATION

APPROACH: from the pavement, steps ascend to an impressive pillared entrance with solid six-panelled wooden door and multi-paned fanlight, opening to: -

COMMUNAL HALLWAY & STAIRWELL: moulded skirtings, dado rail, simple moulded cornicing and central ornate archway with turning staircase ascending to the second floor which enjoys plenty of natural light via multi-paned arched sash windows to the rear elevation. Six-panelled private door with moulded architraves, opening to: -

SECOND FLOOR

RECEPTION HALL: a most welcoming and spacious entrance, with turning staircase ascending to the third floor, internal multi-paned arched window overlooking the stairwell, moulded skirtings, understairs storage cupboard, coved ceiling, ceiling light point. Wall mounted telecom entry control. Six-panelled doors with moulded architraves opening to kitchen and bathroom. Multi-paned double doors, opening to: -

SITTING/DINING ROOM: (**21'3" x 16'10"**) (**6.47m x 5.13m**) a glorious and large principal reception room which enjoys fine panoramic views of the city via three multi-paned sash windows to the front elevation (two with window seats). Central period style fire with slate hearth and ornately carved white painted wooden mantelpiece. Recesses to either side of the chimney breast and both with recessed shelving. Built-in TV unit with storage beneath. Moulded skirtings, coved ceiling, two ornate ceiling roses with light points, radiator.







KITCHEN: (**13'6" x 8'9"**) (**4.12m x 2.67m**) comprehensively fitted with an array of panelled soft closing base and eye level units with a combination of drawers and cabinets. Wood effect roll edged worktop surfaces with tiled splashback tiling and pelmet lighting. Inset white granite composite sink with draining board to side and chrome mixer tap with flexi spray over. Integral electric oven with 4 ring gas hob and extractor hood over with lighting. Integral appliances including dishwasher and eye level microwave/oven. Space and plumbing for washer/dryer, space for tall fridge/freezer, pull out larder cupboard. Multi-paned window to the rear elevation with window seat. Breakfast bar, moulded skirtings, coved ceiling, ceiling light point, wood effect flooring.

FAMILY BATHROOM/WC: (**11'0" x 4'3"**) (**3.35m x 1.30m**) a re-fitted bathroom suite comprising low level wc, pedestal wash hand basin, panelled bath with system fed waterfall shower and detachable hand shower over, tiled surrounds, multi-paned obscured glazed window to rear elevation, vertical wall mounted towel radiator, radiator, ceiling light point and moulded skirtings.

THIRD FLOOR

PART GALLERIED LANDING: part galleried over the stairwell. Cupboard housing wall mounted Vaillant EcoTech gas fired combination boiler, installed 2023 with 10-year warranty. Ceiling light point. Six-panelled doors with moulded architraves, opening to: -

MASTER BEDROOM SUITE: comprising: -

Bedroom 1: (**11'11" x 10'5"**) (**3.63m x 3.18m**) multi-paned dormer style window to the rear elevation, moulded skirtings, coved ceiling, ceiling light point, radiator. Archway giving access to: -

Ante-Chamber: double opening built-in wardrobe with ample hanging rail and shelving space, double opening cupboard with work surface over and shelving incorporated, multi-paned dormer style window to the rear elevation, ceiling light point. Six-panelled door with moulded architraves, opening to: -

En-Suite Shower Room/WC: (**9'9" x 5'0"**) (**2.97m x 1.52m**) a modern shower room suite with low level dual flush wc. Floating vanity basin with two wood effect drawers, mixer tap and shelf over. Large shower cubicle with Mira Opero dual mixer shower over, sliding glass shower screen, fully tiled surround, granite effect roll edge worktop with double cupboard beneath with oak shelf storage to side and space for tumble dryer, tile effect flooring, wall mounted towel radiator, ceiling light point, extractor fan, coving, moulded skirtings.

BEDROOM 2: (**12'11" x 10'2"**) (**3.94m x 3.10m**) multi-paned dormer style window to the front elevation with city views, moulded skirtings, coved ceiling, ceiling light point, radiator, moulded skirtings.

BEDROOM 3: (**9'9" x 9'7"**) (**2.98m x 2.91m**) multi-paned dormer style window to the front elevation with city views, moulded skirtings, coved ceiling, ceiling light point, radiator.

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 with 183 years remaining on the lease, with a peppercorn ground rent. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the service charge for this property is approx. £2,000 per annum. This information should be checked by your legal adviser.

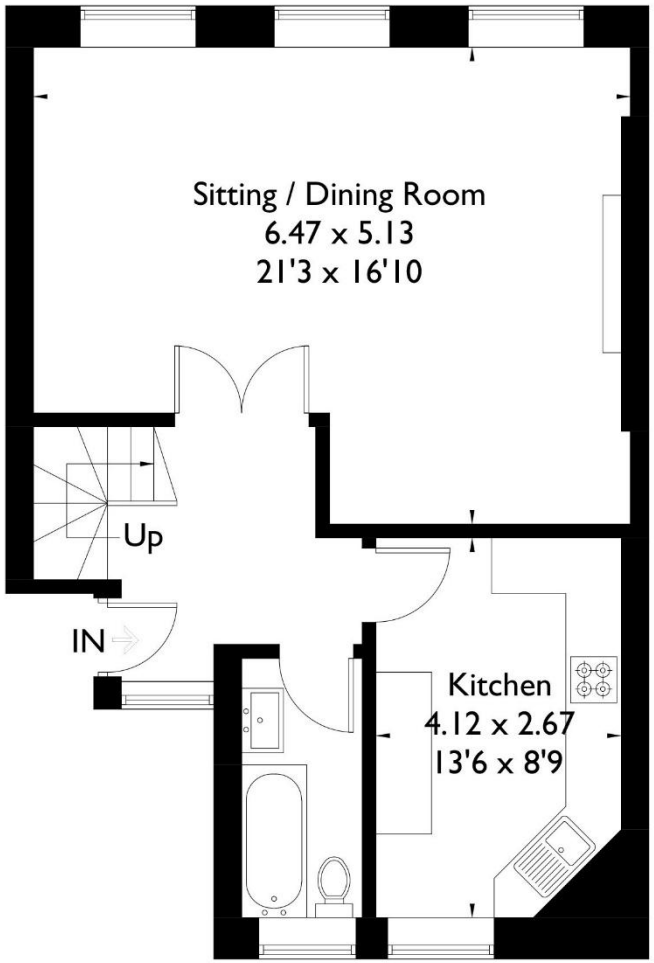
LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: C

PLEASE NOTE:

1. **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.
2. The photographs may have been taken using a wide-angle lens.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.

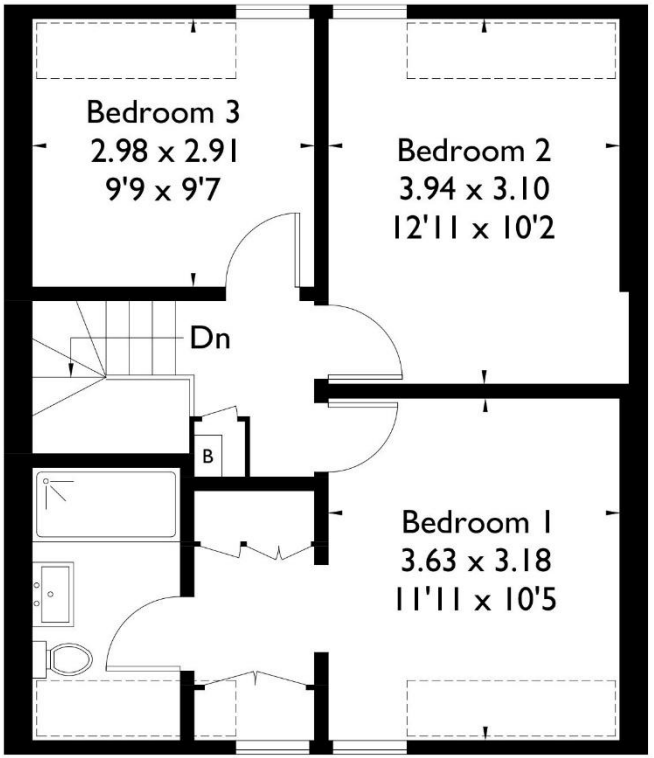
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Approximate Gross Internal Area = 102.8 sq m / 1106 sq ft



Second Floor

= Reduced headroom below 1.5m / 5'0



Third Floor

Job Ref: 180177

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.

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