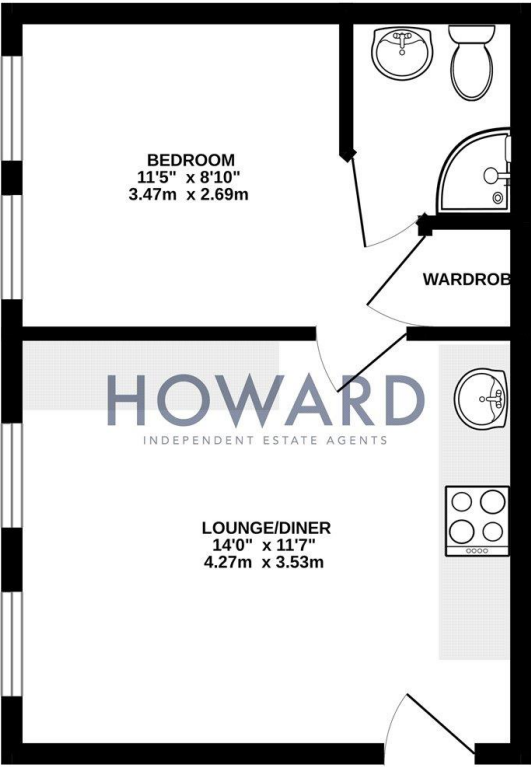
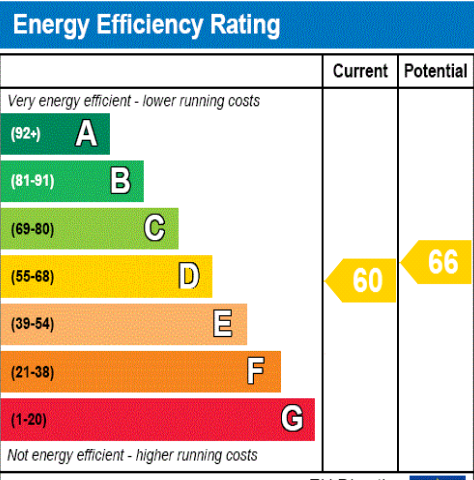


TOP FLOOR



TOTAL FLOOR AREA : 285sq.ft. (26.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024



Agent Note: 1. During the process of agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements. This is to comply with Anti Money Laundering Regulations. 2. An Energy Performance Certificate is a legal requirement when selling or renting a property. A minimum E rating is required should you be buying the property to rent out. 3. Please be aware a wide-angle lens may have been used for some photographs. 4. Testing of services, heating systems, appliances or installations referred to in these particulars has not taken place and no guarantee can be given that these are in working order. 5. Whilst every effort is made to produce accurate and reliable sales details, 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. 6. Floor plans 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. Compass bearings/garden aspect should also be checked. 7. Any potential buyer is responsible for verifying any alterations to the property relating to consents, building/planning, listed buildings or change of use. 8. Areas of first priority (AFP) for schools do change regularly. Please be aware if a property is located within an AFP this does not guarantee schooling for resident children. Enquiries should be made of the local authority to confirm your position.

w: www.howard-homes.co.uk
t: 0117 9238238
e: hello@howard-homes.co.uk

If you are looking to buy, sell or let a property, we would be happy to offer you a free market appraisal.



Richmond Court,
Richmond Dale, BS8

- One double bedroom top floor flat.
- Panoramic Southerly facing views over the city.
- Off Street Covered Parking available.
- Excellent Clifton location.
- Well placed for The Downs and Whiteladies Road.
- Offered for sale with no onward chain.

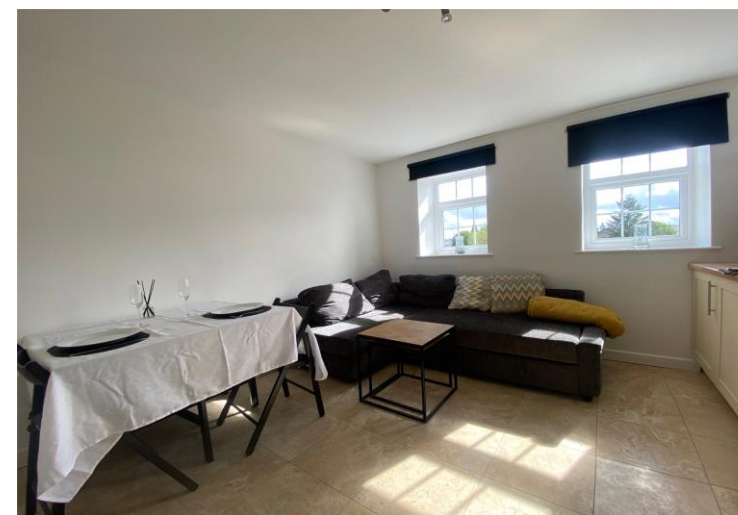
Overs Over £180,000

Leasehold

EPC Rating D



Vendor Comment: 'I will always remember our life here. Sunday Roasts in front of the fire at The Port Of Call, the pub across the road, where I took my wife on our first date. Sunny Saturday mornings walking down Whiteladies Road for the farmer's market. The thickly cut bacon, the fresh pastries enjoyed back at the flat. There were summers spent having barbecues on the nearby downs, which turned into drinks and cocktails in the evenings - with lots of bars to choose from. You can fall out of the flat and into a number of restaurants, pubs, and bars. And if you do not fancy it, the takeout options are unrivalled. It was such an exciting time. It was easy for both of us to commute, with a bike room in the building and a short cycle into town. There is a garage underneath too if you want to drive in, a bus stop within a 5 minute walk with such regular buses you do not need to check the schedule, and Clifton Down train station which goes to Temple Meads. From the flat you can see the hot air balloons floating over the downs and watch the sun rise. We would still be living here now if our family had not quickly grown. We hope that someone else can continue loving this place like we did'.



Front door Opens into the communal hall with stairs leading up to the top floor landing.

Front door into the flat.

Open plan living/kitchen Twin double-glazed windows with panoramic views over the city below and stretching towards Dundry Hill. Fitted wall and base units, plumbing for washing machine, sink unit oven with extractor hood over, tiled splash backs, space for sitting area and dining table and chairs.

Bedroom Twin double glazed windows enjoying a Southerly aspect and views towards the city. Built in storage cupboard and en-suite shower room.

En-suite Shower, wc and wash hand basin.

Parking There is covered parking available on the lower ground level on a first come first served basis.

Tenure It is understood that the property is leasehold, remainder of 950 years, started 1974.

Double Glazing.

Management Company £97.92pcm.

Ground Rent £25.00pa.

Potential Rental Income £950.00pcm approximately.

Council Tax Band A.

This information should be checked with your legal adviser.