

THIRD FLOOR APARTMENT,
26 THE PANORAMIC,
30 PARK ROW, BRISTOL, BS1 5LS



A bright and spacious third floor apartment forming part of this contemporary purpose built property with 2 double bedrooms, 2 bathrooms, allocated off street parking, private south facing balcony with the most exceptional far reaching city views across Bristol and beyond. To be sold with no onward chain making a prompt move possible

Guide Price £359,950

Richard Harding

Chartered Surveyors • Estate Agents • Auctioneers • Valuers

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124 Whiteladies Road, Clifton, Bristol, BS8 2RP



RICS



Third Floor Apartment, 26 The Panoramic, 30 Park Row, Bristol, BS1 5LS

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- **Excellent central location** within easy walking distance of many local amenities on the Clifton Triangle & Park Street. The University, BBC and local hospitals are all on the doorstep as well as the open green space, Brandon Hill
- **Accommodation:** entrance hallway, bathroom/wc, bedroom 1 with en suite shower/wc, bedroom 2, living room with doors leading out onto balcony and kitchen
- **Outside:** private south facing balcony and off street parking for one car to the rear of the building
- **N.B. Sold as seen including all furniture, white goods and kitchen items such as cutlery etc**

Route to the property: From our office at 124 Whiteladies Road continue down Whiteladies Road passing Bristol University on the left hand side and continue in the left hand lane into Park Row. The Panoramic is approximately 200 yards on the right hand side.



ACCOMMODATION

APPROACH: steps lead to communal hall, stairs or lift access rise to the third floor. On exiting the lift turn left and through the door to your right hand side and Flat 26 can be found a short way along on the left hand side.

ENTRANCE HALLWAY: very large and spacious with doors leading off to main bathroom/wc, bedroom 1 with en suite shower/wc, bedroom 2, kitchen and living room with double doors leading onto the balcony, storage cupboard fitted with recessed spotlights, wall mounted radiator, entry phone system and thermostat.

BATHROOM/WC: white suite comprising panelled bath with overhead shower, low level wc, wall mounted wash hand basin, fully tiled walls and floor, extractor fan and recessed spotlights.

BEDROOM 1: (16'0" x 9'6") (4.88m x 2.90m) a good sized double bedroom with recessed spotlights, carpeted floor and large walk in wardrobe with lighting and plenty of hanging space, double glazed window with a southerly aspect and far reaching city views allowing plenty of natural light and doorway into:

En Suite Shower Room/wc: (6'2" x 5'0") (1.88m x 1.52m) a white suite comprising low level wc with flush, wall hung wash hand basin, space for mirror, large walk in shower enclosure, recessed spotlights, extractor fan and partially tiled floor and walls, stainless steel towel radiator.

BEDROOM 2: (12'1" x 8'5") (3.68m x 2.57m) good sized double bedroom with carpeted floor, wall mounted radiator, recessed spotlights and double glazed window with a southerly aspect and far reaching views.



LIVING ROOM: (17'7" x 12'9") (5.36m x 3.89m) a wonderfully spacious living room with ample space for sofa and dining table and chairs, recessed spotlights, wood effect flooring and double doors opening onto a south facing balcony.

Balcony: (11'6" x 5'0") (3.51m x 1.52m) a good sized decked balcony with table and chairs and an amazing view over Bristol and beyond.

KITCHEN: (12'9" x 7'9") (3.89m x 2.36m) a modern fitted kitchen with a range of base and eye level units with a combination of cupboards and drawers with a granite effect roll edged worktop surfaces, integrated stainless steel 1½ bowl sink with draining board to the side, integral dishwasher, Smeg 4 ring gas hob with Smeg extractor hood above, inbuilt washer/dryer, eye level Smeg integral electric oven with grill below and tall Smeg fridge/freezer, recessed spotlights and wood effect floor.

OUTSIDE

OFF STREET PARKING: to the rear of the property there is a car parking space for one vehicle which is accessed via the electric gate.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items such as carpets etc. are not included but may be available by separate arrangement.

TENURE: it is understood that the property is leasehold for the remainder of a 825 year lease which commenced in 1753. This information should be checked by your legal adviser.

SERVICE CHARGE: it is understood that at the time of writing these particulars the monthly service charge is £???. This information should be checked by your legal adviser.

PLEASE NOTE:

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



Third Floor Flat, Flat 26, The Panoramic,
30 Park Row, Bristol, BSI 5LS

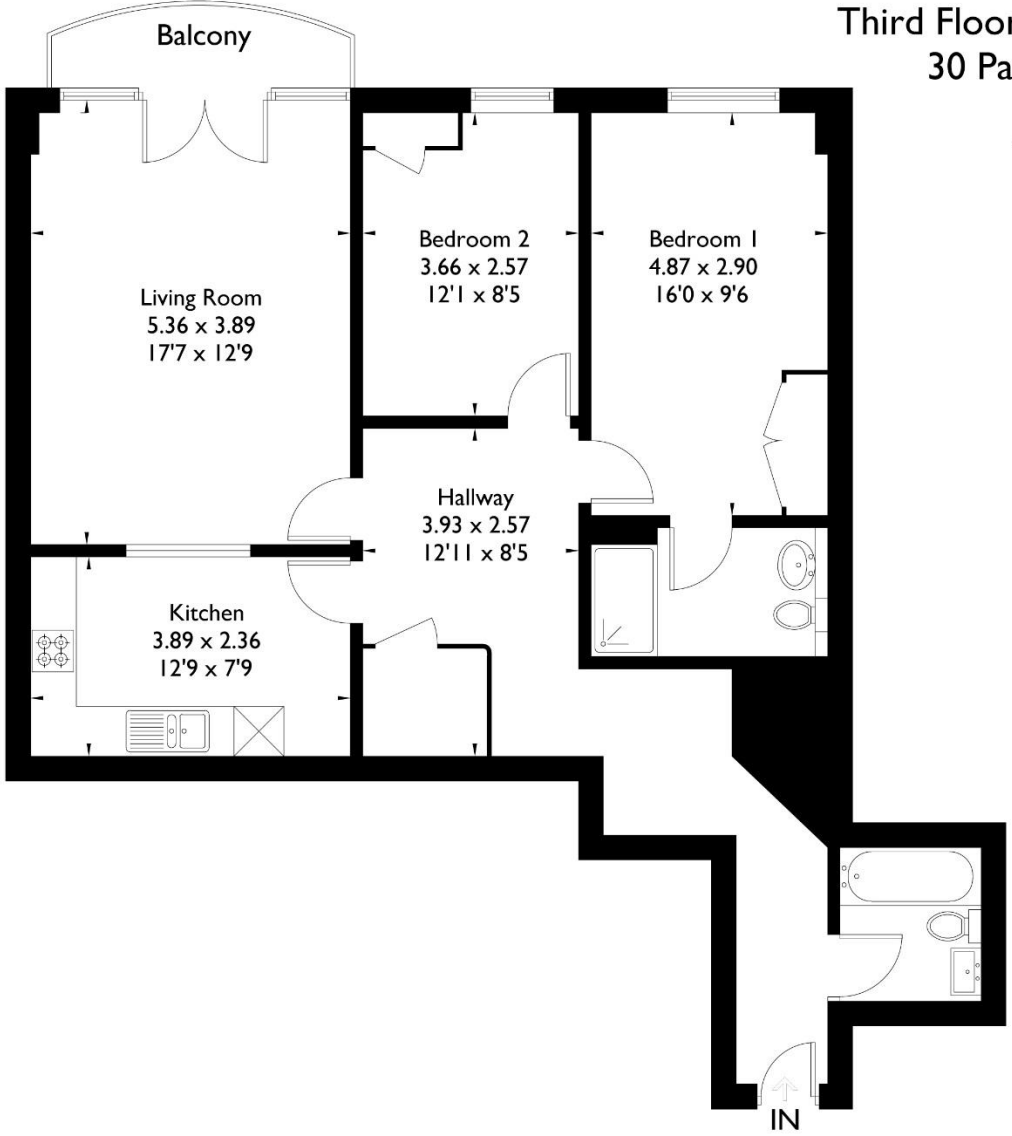
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
BB	BB	87	87

Energy Efficiency Rating Legend:

92 to 100	A
81 to 91	B
69 to 80	C
55 to 68	D
39 to 54	E
21 to 38	F
1 to 20	G

Environmental Impact (CO₂) Rating Legend:

92 to 100	A
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69 to 80	C
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Approximate Gross Internal Area
84.2 sq m / 906 sq ft



Job Ref: 163091

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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