



Elmdale Road, Clifton, Bristol BS8
£535,000

Spacious balcony flat | Leasehold **SSTC**

Currently tenanted, and ideally of interest to an investor buyer, or to someone prepared to wait until the tenancy comes to an end, this is a very spacious three-bedroom apartment, with a terrace of good size, set on the fourth floor (there are lifts, don't worry!) of this impressive conversion of the old Dingles department store near the top of Park Street.

Council Tax Band: Band F (£3732.28 per annum 2025/26).
Tenure: Leasehold (980 years)
Ground Rent: £200 per year
Service Charge: £5,742 per year

ACCOMMODATION:

Entrance Hall

w: 12' 9" x l: 13' 3" (w: 3.89m x l: 4.04m)
part-glazed front door from central atrium, and double-glazed window alongside; oak flooring; smoke detector; built-in airing cupboard with hot water tank.

Living Room

w: 17' 7" x l: 24' 6" (w: 5.36m x l: 7.47m)
double-glazed patio doors to Balcony at side; large double-glazed windows to rear, with open outlook across rooftop landscape; oak flooring; TV pt; smoke detector; 2 electric radiators; wide opening into...

Kitchen

w: 9' 8" x l: 13' (w: 2.95m x l: 3.96m)
double-glazed french doors, and juliet balcony, with open outlook to rear; good range of fitted base and wall units, in oak finish with stainless steel handles, including drawers, shelves and one wall unit with metal roll-up door; black granite worktops and tiled splashbacks; inset 1½-bowl single-dariner stainless steel sink with mixer tap; built-in washer/dryer, dishwasher, oven, ceramic hob and fridge/freezer, all by Miele; stainless steel chimney hood; vinyl tiled floor.

Bedroom One

w: 13' 4" x l: 14' 1" (w: 4.06m x l: 4.29m)
double-glazed french doors and windows to side; TV and phone pt; electric radiator.

Dressing Room

w: 10' x l: 15' 3" (w: 3.05m x l: 4.65m)

En Suite

w: 5' 9" x l: 7' 8" (w: 1.75m x l: 2.34m)
white cabinet with countersunk wash basin and mixer tap; matching w.c.; walk-in glazed cubicle with rain head and hand shower; tiled walls and floor; mirrored cabinet; towel rail radiator.

Bedroom Two

w: 10' 3" x l: 12' 7" (w: 3.12m x l: 3.84m)
double-glazed windows into atrium at front and onto terrace at side; phone pt; electric radiator.

Bedroom Three

w: 11' 1" x l: 15' 3" (w: 3.38m x l: 4.65m)
double-glazed window into attrium at front; range of fitted wardrobes along one entire wall; TV pt; electric radiator.

Shower Room

w: 6' 8" x l: 11' 4" (w: 2.03m x l: 3.45m)
white cabinet with countersunk wash basin and mixer tap; matching w.c.; walk-in glazed cubicle with rain head and hand shower; tiled walls and floor; mirrored cabinet; towel rail radiator.

EXTERNAL:

Roof Terrace

w: 6' 4" x l: 35' 8" (w: 1.93m x l: 10.87m)
decking with glazed balustrade.

Parking

An allocated parking space, with secure access, is situated under the building.

COMMUNAL:

The development centres around an atrium which ensures natural light gets to all windows of this apartment; there is a concierge service (for taking in parcels etc).

GENERAL:

Tenure

Leasehold (unexpired portion of 999 year lease dated 2001), subject to an annual rentcharge of £200.

Service Charge

We understand the service charge for this flat currently stands at £2871 per half year.

Council Tax Band

Band F (£3732.28 per annum 2025/26).

IMPORTANT:

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Please note that no services, appliances or fittings described in these particulars have in any way been tested by Haighs and it is therefore recommended that any prospective buyer satisfies him/herself as to their operating efficiency before proceeding with a purchase. Please also note that photographs are used only to give an impression of the general size and style of the property, and it should not be assumed that any items shown within these pictures (internal or external) are to be included in the sale. Prospective purchasers should satisfy themselves of the accuracy of any statements included within these particulars by inspection of the property. Anyone wishing to know specific information about the property is advised to contact Haighs prior to visiting the property, especially if in doing so long distances are to be travelled or inconvenience experienced.

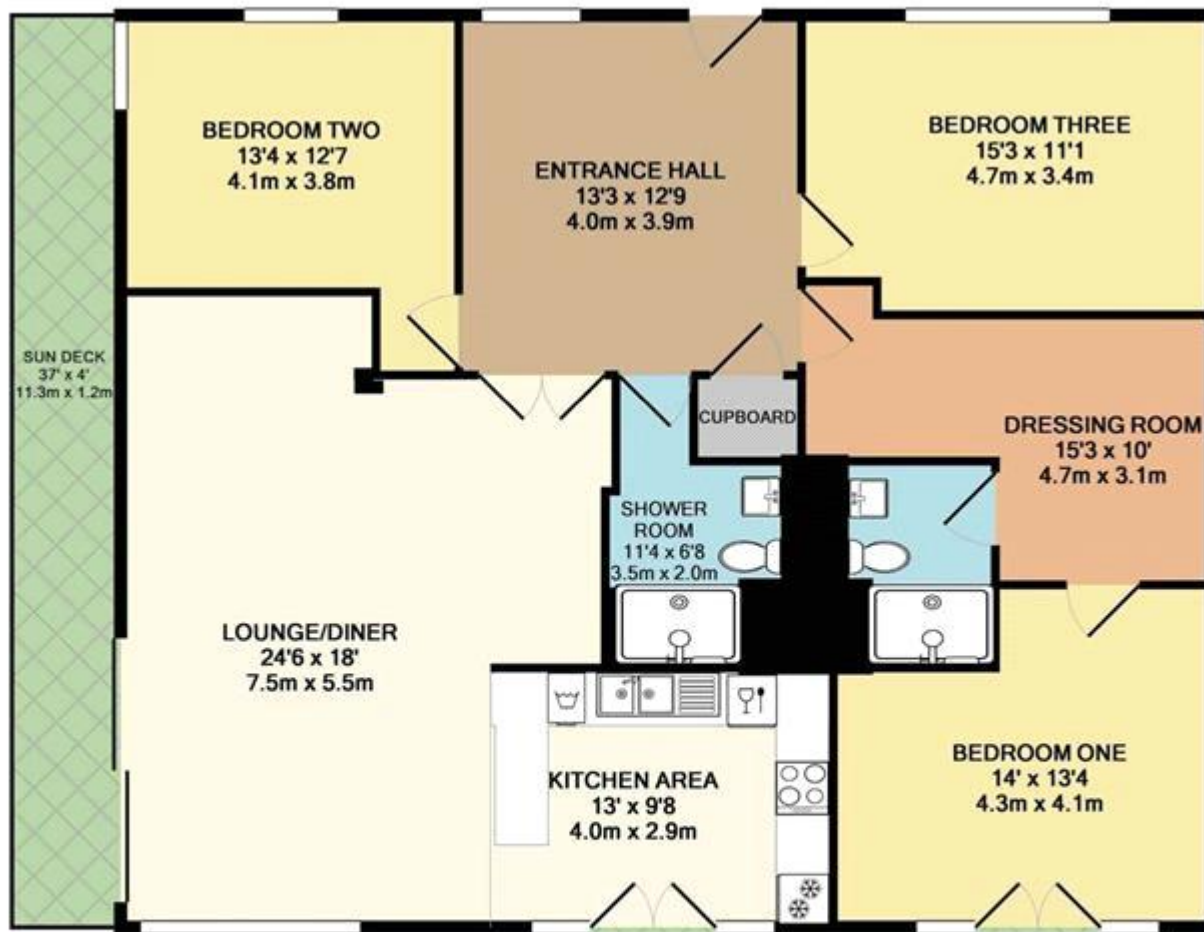
INTERESTED?

If you would like to submit an offer to purchase this property, subject to contract, please contact Haighs. In order for us to process your offer and to give our clients our best advice, we will require evidence of how you intend to fund your proposed purchase, and we may ask you to discuss, without initial cost or obligation, your proposal with an Independent Financial Adviser of our choosing for further verification. Should your offer prove to be acceptable, subject to contract, we will need to see identification documentation in line with Money Laundering Regulations.



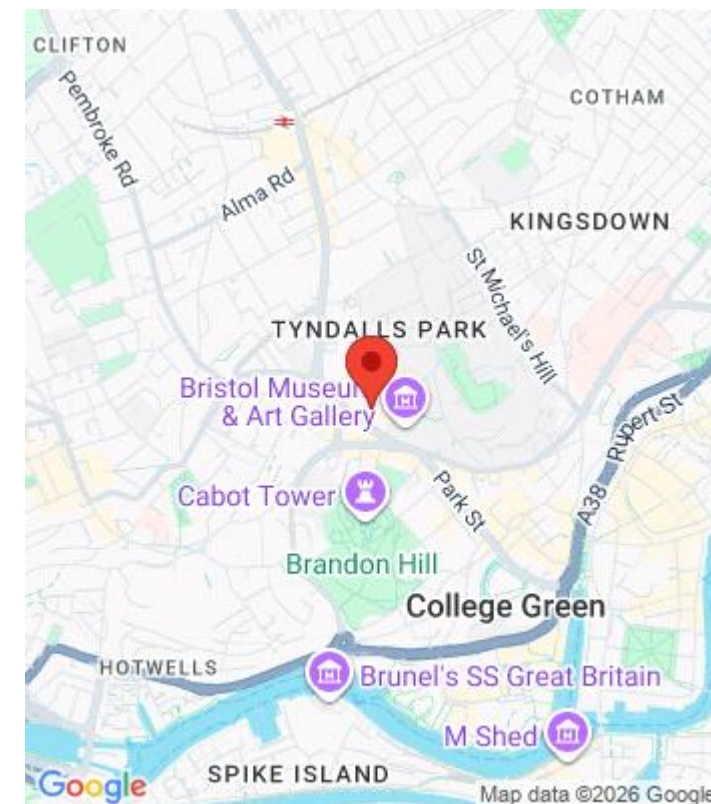
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.





TOTAL APPROX. FLOOR AREA 1351 SQ.FT. (125.5 SQ.M.)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	82
(55-68)	D	66
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.