

Garden Flat, Redland Road

Guide Price £525,000

RICHARD HARDING

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Redland, Bristol, BS6 6RB

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A very well presented and generously proportioned garden apartment that benefits from a private entrance, retained period character and an allocated and secure off street parking with 3-pin electrical socket.

Key Features

- **This attractive tree-lined position provides an open environment, whilst being within striking distance of the many amenities of both Whiteladies Road, Gloucester Road and major transport links.**
- **Internally the layout works well and includes a large separate reception, a kitchen/breakfast room, two double bedrooms, a bathroom and en-suite shower room. A private rear garden, that opens directly into a gated parking space.**
- **A short walk to the amenities found on Whiteladies Road and Gloucester Road**
- **959.1 sq. ft / 89.1 sq. m of bright and airy living space.**
- **A private entrance, a private front and rear garden and off-street parking.**
- **Large reception and a separate kitchen/dining room.**
- **Two double bedrooms (the principal with en-suite shower room).**
- **An internally run management company with a long lease.**



ACCOMMODATION

APPROACH: from pavement, a path leads up to the handsome semi-detached Victorian building. A small wooden gate opens to six steps that lead down to the garden flat. A paved path leads around the building to a patio and the private part glazed wooden front door. Opening to:-

SITTING ROOM: (**16'10" x 14'3"**) (**5.12m x 4.34m**) a light and bright room with good ceiling height and a bay window to the front elevation comprising two sash windows with working wooden shutters. Wood effect flooring, skirting boards, radiator, dado rail, ceiling coving and central ceiling rose with light point. A set of part glazed wooden French doors open to:-

CENTRAL HALLWAY: (**16'5" x 6'11"**) (**5.0m x 2.11m**) wood effect flooring continues. Ceiling light point, wall light points, ceiling height book shelving running along one wall, radiator, skirting boards. Door opens to useful storage cupboard. Further doors radiate to:-

KITCHEN/DINING ROOM: (**14'8" x 9'3"**) (**4.46m x 2.83m**) shaker style kitchen comprising base, wall and drawer units with wood effect worktop over and inset ceramic sink with swan neck mixer tap over and drainer unit to side. Integrated dishwasher. Appliance space for washing machine, fridge/freezer and large range cooker. Sash window to the side elevation and a larger sash window with window seat to the rear elevation overlooking the rear garden. Ceiling coving, ceiling spotlights, tiled splashback, radiator, skirting boards, tiled flooring. Space for dining furniture.



BEDROOM 1: (**14'8" x 11'4"**) (**4.46m x 3.45m**) large double bedroom with sash window to the rear elevation overlooking the rear garden with wooden shutters and sill. Ceiling coving, ceiling light point, skirting boards, built-in wardrobes and a radiator. Door opening to:-

En-Suite Shower Room/WC: large corner shower enclosure with glass sliding door and wall mounted shower with rainfall head over and a handheld attachment. Wash basin set onto vanity unit with storage cabinet beneath, heated towel rail, low level wc. Tiled flooring, partially tiled walls, ceiling coving, ceiling light point, extractor fan.

BEDROOM 2: (**11'9" x 10'0"**) (**3.57m x 3.06m**) good size double bedroom with sash window to the front elevation with wooden shutters and deep sill. Ceiling coving, ceiling light point, radiator, skirting boards.









INNER HALL: accessed via part glazed door opening from the central hallway. Wood effect flooring continues, radiator and ceiling light point. Hooks and space for coats, shoes, bikes etc. Window and part glazed wooden door to the rear elevation overlook and open to the rear garden. Further door opens to:-

BATHROOM/WC: white suite comprising, low level wc, wall hung basin with storage drawers beneath and mixer tap over, panelled bath with glass shower screen, recessed alcove storage shelf and wall mounted rainfall showerhead with separate handheld attachment. Inset ceiling spotlights, heated towel radiator, tiled flooring and partially tiled walls.

OUTSIDE

FRONT GARDEN: six steps lead down from the communal front pathway. A paved patio area provides a private sitting out area, beautifully screened by mature trees and shrubs housed in flower beds in a raised section of the garden mainly laid to stone chippings. There is also lockable storage.

REAR GARDEN: an L-shaped paved rear courtyard garden with power, lighting, EV charging point and ample space for sitting and dining furniture, potted plants and barbecuing etc. Enclosed by period stone walls and a timber fence with blended timber gate opening to:-

PARKING: paved parking area to the rear of the building with one allocated space to the garden apartment.

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 for the remainder of a 999 year lease from 25 December 1998. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £150. This information should be checked by your legal adviser.

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

PLEASE NOTE:

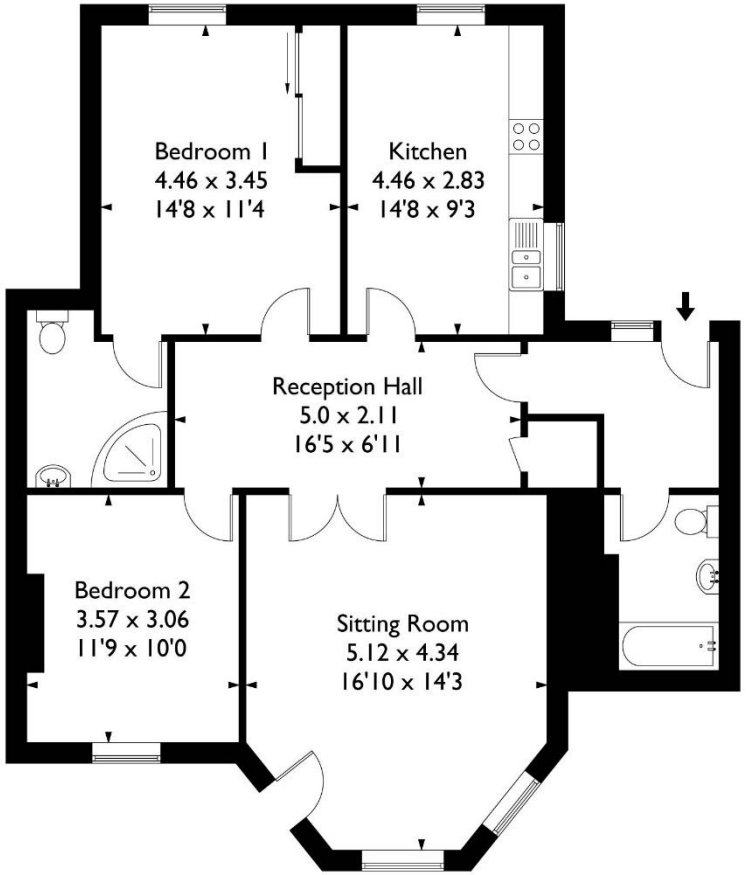
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents
3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.



If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

Redland Road, Redland, Bristol BS6 6RB

Approximate Gross Internal Area 89.1 sq m / 959.1 sq ft



This plan is not drawn to exact scale unless stated.Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission.Please check compass bearings, dimensions and layout details before making any decision reliant upon them.

The Property Ombudsman RICS

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