



Garden Flat, 5 Hillside

Guide Price £525,000

**RICHARD  
HARDING**



# Garden Flat, 5, Hillside

Cotham, Bristol, BS6 6JP

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A stylish and exceptionally large (circa 1,280 sq. ft.) courtyard garden flat with 3 double bedrooms, 2 'bathrooms', generous kitchen/dining room and separate living room, landscaped front garden and off street parking.

## Key Features

- To be sold with no onward chain.
- Set in a particularly fine grade II listed late Georgian Italianate style period semi-detached building well positioned 'off the beaten track' in a seldom seen cul-de-sac yet in such a central and convenient location.
- Within a few hundred metres of Cotham Hill, Whiteladies Road/Clifton Down shopping centre and rail link, Bristol University, BBC, BRI/St Michaels.
- Accommodation: kitchen/dining room, utility cupboard, sitting room, inner hallway, bedroom 1, bedroom 2 with en-suite shower room, bedroom 3, family bathroom/wc.
- Very bright and sunny - the kitchen/dining room, sitting room and front garden all benefit from a south westerly aspect with a most pleasant wooded outlook.
- Newly installed boiler.
- A tasteful, large and civilised apartment in a superb central location.





## **ACCOMMODATION**

**APPROACH:** wrought iron gates open into a forecourt and driveway leads to the right hand side and the private entrance for this apartment.

**KITCHEN:** (19'7" x 12'6") (5.96m x 3.81m) large and spacious kitchen/dining room which benefits from 3 partially glazed wooden doors with overlights to the front elevation opening out onto the private courtyard garden, range of contemporary wall and base units, range cooker, integrated tall fridge/freezer (newly replaced), integrated dishwasher, 1½ bowl sink unit and draining board, fitted storage housing the wall mounted gas boiler, tessellated tiled floor, doors to living room and inner hallway.

**UTILITY CUPBOARD:** (6'0" x 4'1") (1.83m x 1.24m) space and plumbing for washing machine and space for tumble dryer.

**LIVING ROOM:** (19'8" x 15'0") (5.99m x 4.57m) stunning large room with a curved bay window to the front elevation comprising 3 large sash windows complete with working shutters, 2 radiators, chimney recess with wood burning stove, built in storage cupboard (4'4" x 3'2") (1.32m x 0.97m).

**INNER HALLWAY:** doors leading off to the 3 bedrooms and the bathroom/wc.

**BEDROOM 1:** (14'2" x 14'0") (4.31m x 4.26m) spacious double room with a large sash window to the rear elevation complete with purpose made hardwood working shutters, 2 radiators. Bespoke built-in wardrobe with hanging rail and drawers beneath.

**BEDROOM 2:** (13'9" x 11'3") (4.19m x 3.43m) (overall measurements to include the built in cupboard) double bedroom, door with overlights and sash window to the rear elevation, radiator, built-in storage cupboard, door to:-

**En Suite Shower/wc:** (10'7" x 5'0") (3.22m x 1.52m) contemporary and stylish suite comprising vanity unit and wash hand basin, low level wc, double shower enclosure, heated towel rail, high level window, tiled flooring.

**BEDROOM 3:** (11'4" x 10'11") (3.45m x 3.32m) double bedroom, high level window to the side elevation, 2 radiators, built in storage cupboard and door opening to the stop taps.

**BATHROOM/WC:** (6'3" x 5'3") (1.90m x 1.60m) a modern suite comprising low level wc, panelled bath with waterfall shower over, glass shower screen, vanity unit and mounted wash hand basin, extractor fan, partially tiled walls, radiator, tiled flooring.

## **OUTSIDE**

**OFF STREET PARKING:** the space closest to the front garden is private to this apartment.

### **GARDENS:**

**Front:** (approx 34ft width x 23ft deep) (10.36m x 7.01m) the landscaped south westerly front garden is mainly laid to flagstone paving with generous raised flower beds housing a variety of mature plants and shrubs.

**Rear:** (approx 30'0" x 7'0") (9.14m x 2.13m) a small section immediately outside the bedroom is private to this apartment.

**The majority of the rear garden belongs to the flat above.**



## **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 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 1 April 1992. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that at the time of writing these particulars that the maintenance costs of the building are shared equally between the 4 flats. 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:

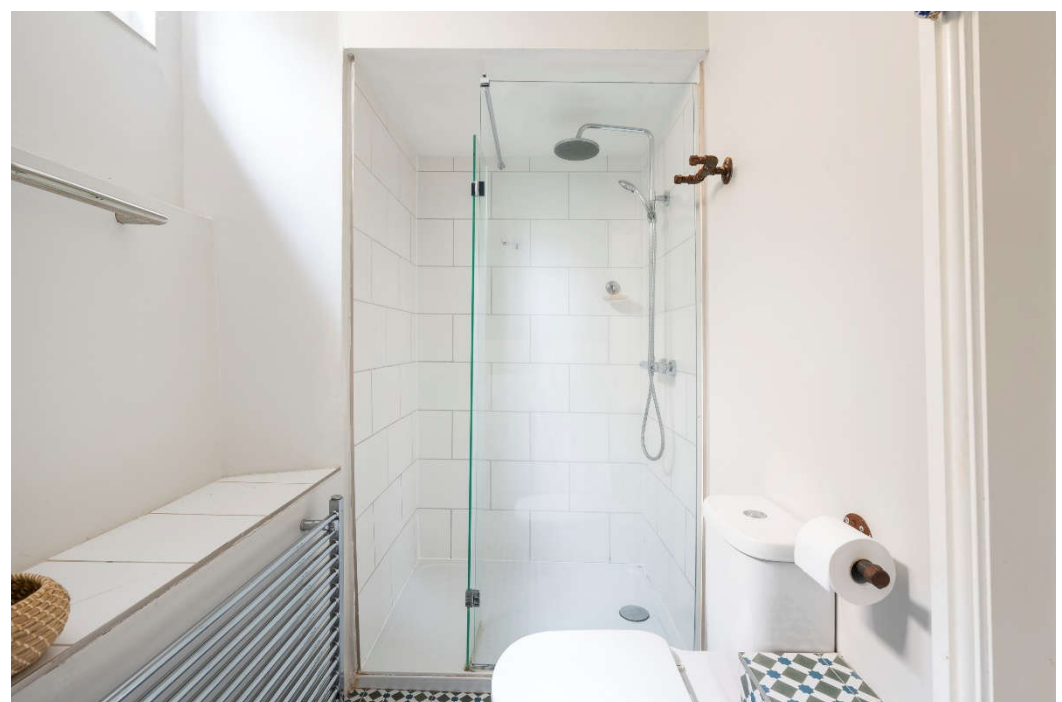
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

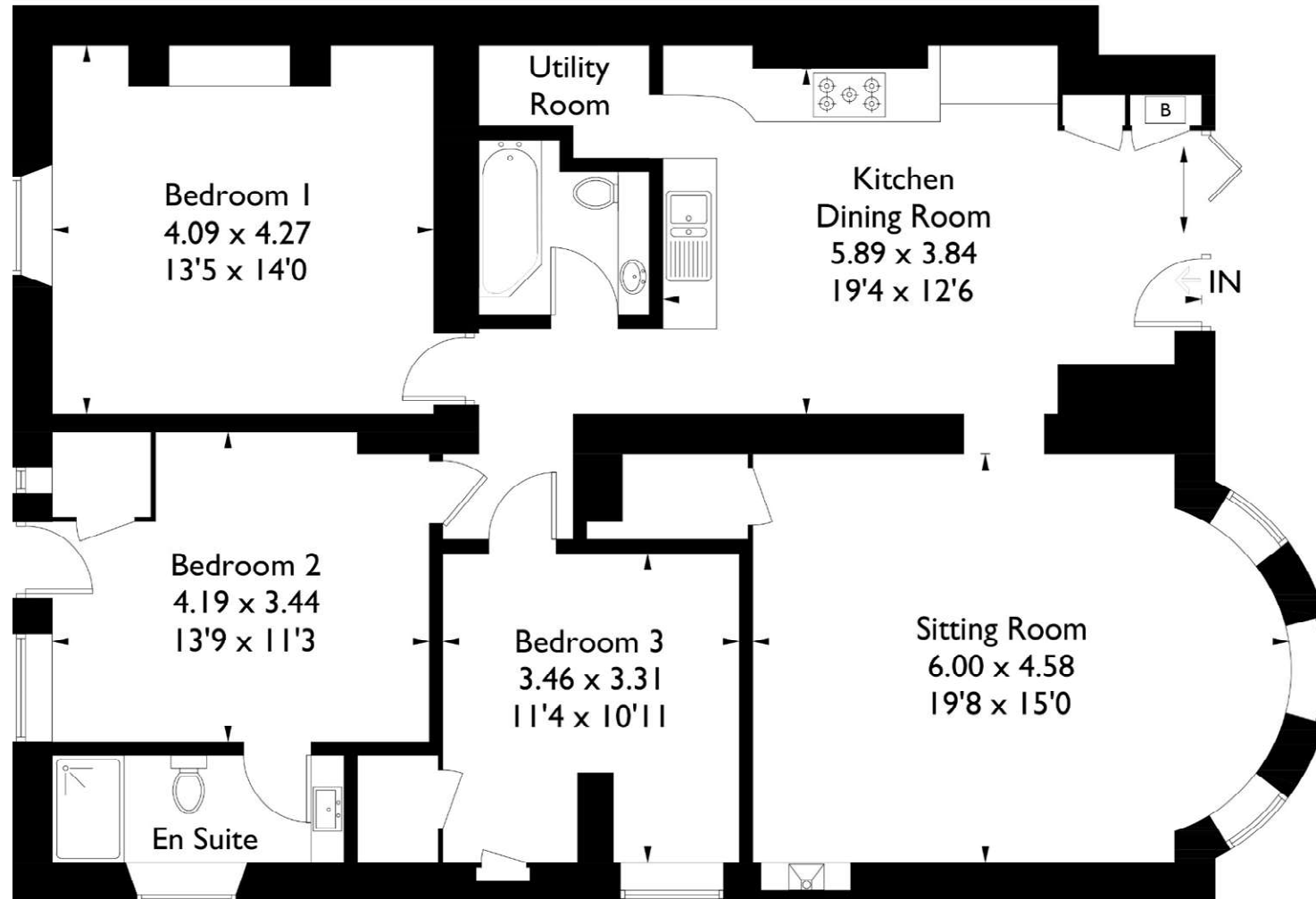
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





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Approximate Gross Internal Area = 117.5 sq m / 1265 sq ft



FLOORPLANZ © 2014 0845 6344080 Ref: 136950

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.