



Garden Maisonette, 30 Hampton Park

Guide Price £675,000

RICHARD  
HARDING







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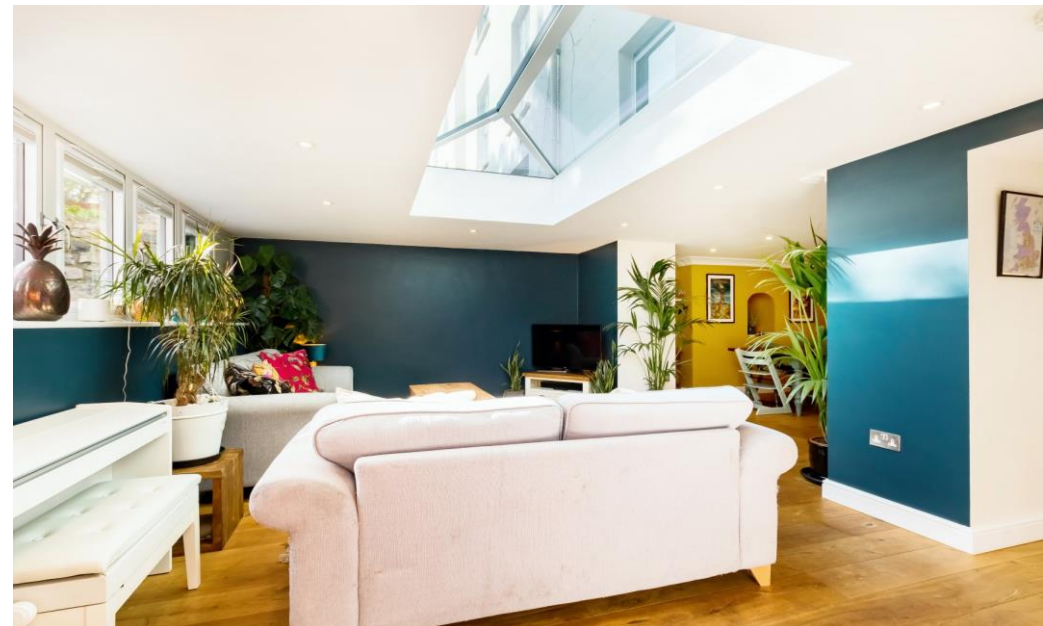
Redland, Bristol, BS6 6LH

RICHARD  
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An extended 3 double bedroom garden maisonette with private entrance, occupying the lower two floors of an attractive Victorian Villa built circa 1870. Refurbished to a high standard by the present owners with a beautiful kitchen/living space, separate pantry and a superb east by south-easterly facing level garden.

## Key Features

- One of the larger apartments on Hampton Park, occupying approximately 126 sq. M of floor area, with a beautifully landscaped south-easterly facing level rear garden and private entrance.
- Notable for its superb open plan kitchen/living area with atrium roof, pantry and three bedrooms in accommodation over two floors providing the feel of a house. There is also underfloor heating throughout the ground floor and upstairs bathroom and wc's on both levels.
- A moment's walk from some of Bristol's highly regarding shopping and restaurants areas, including Whiteladies Road and Cotham Hill which has recently been pedestrianised.
- Situated within the CM Residents Parking Zone.
- High ceilings, generous light levels and double glazed windows throughout.
- One of 4 flats within a beautiful converted 1870s Victorian villa on a quiet residential side street.
- **Lower Ground Floor:** sitting room, kitchen, breakfast room/dining area, inner hall and cloakroom/wc.
- **Upper Ground Floor:** landing, bedroom 1, bedroom 2, bedroom 3 and bathroom/wc.
- East by south-easterly facing level rear garden predominantly laid to lawn with a wooden decked seating area in the rear corner, outbuilding.





## LOWER GROUND FLOOR

**APPROACH:** via shared front path adjacent to communal bin store and single bike rack, up to security gate. This leads down to two flights of steps with half landing between them leading alongside the property, which can continue straight towards the private rear garden or provide a side entrance with outside lighting over a wood effect obscure double glazed door and side windows. This leads through to:-

**ENTRANCE VESTIBULE:** a short porch area which can be closed off with wooden pocket doors, coat storage and space for boots etc, cat flap, hard wood flooring and LED lighting which continues throughout the lower ground floor. Opens to:-

**SITTING ROOM:** (12'10" x 12'5") (3.90m x 3.79m) open plan with adjacent dining room and kitchen; hard wood flooring and LED lighting continues, underfloor heating throughout, natural light from seven double glazed opening windows onto rear elevation overlooking the garden with built-in blinds, atrium roof with heat reflective glass.

**Utility Cupboard:** wood flooring continues, space and plumbing for washing machine. Lighting and extractor fan.

**BREAKFAST ROOM/DINING AREA:** (16'10" x 12'0") (5.12m x 3.65m) open plan with adjacent kitchen and living room; hard wood flooring and LED lighting continue, built-in open shelving into alcoves both sides of former chimney breast with central alcove.

**KITCHEN:** (12'10" x 7'9") (3.90m x 3.79m) open plan with adjacent rooms; fully fitted kitchen with eye level display cabinets, metro tiled splash back above wooden rounded edge work surface with solid wood kitchen units and drawers below and further matching work surface area opposite. Integrated enamel sink with drainer and swan neck mixer tap, 4-ring gas hob with electric oven below, stainless steel extractor hood with lighting over. Space for free-standing American style fridge/freezer. Space for undercounter dishwasher.

**Pantry:** walk-in pantry cupboard with built-in unit and wooden work surface along back wall, fitted wooden display shelves, wooden flooring and LED lighting continues.

**INNER HALL:** a short inner hallway at the foot of the stairwell provides understairs storage cupboards and leads to:-

**CLOAKROOM/WC:** tiled flooring, wc with concealed cistern behind metro tiling, square edged handbasin set into vanity unit, LED lighting and deep book shelving.



## UPPER GROUND FLOOR

**LANDING:** L-shaped landing rising from lower ground floor with radiator. Doors on this level to three double bedrooms, bathroom and:-

**Store Cupboard:** two coat hanging rails provide for a useful walk-in wardrobe/store cupboard.

**BEDROOM 1:** (15'4" x 15'0") (4.67m x 4.56m) bow shaped bay window to front elevation comprising three wood framed double glazed sash windows with wooden sill and working wooden shutters, radiator, dado rail, central ceiling rose, ceiling mouldings. Alcove on opposing wall provides a useful dressing area.

**BEDROOM 2:** (13'9" x 9'5") (4.20m x 2.88m) wood framed double glazed sash window to rear elevation with deep sills (potential window seat) overlooking the garden, central ceiling rose, dado rail, radiator.

**Built-in Wardrobe:** walk-in built-in wardrobe positioned behind the cupboard at the top of the stairs provides a substantial clothes storage area.

**BEDROOM 3:** (13'10" x 11'2") (4.22m x 3.40m) wood framed double glazed sash window to rear elevation with wooden sill (potential window seat) overlooking garden, central ceiling rose, dado rail, radiator, built-in double door wardrobes.

**BATHROOM/WC:** white bathroom suite comprising acrylic square edged bath with mains fed rainfall shower head and further handheld attachment, metro tile splashback, round shower enclosure with shower screen, automatic LED downlighting, close coupled wc, square edged handbasin set into vanity unit with cupboard below and metro tile splashback, mains fed heated towel rail, wood effect tiled flooring.





## OUTSIDE

**REAR GARDEN:** (main area of garden approx. 42'8" x 26'3") (8.00m x 13.00m) an east by south-east facing rear garden with an open southern vista, predominantly laid as lawned walled garden, wood chipped planted borders with various medium sized ferns and shrubs greening the stone walls. A raised decking area sits in the back corner of the garden to catch the afternoon sun and is adjacent to a small BBQ area and wooden outbuilding.

## 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 January 2002. Benefiting from a share in the Freehold. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £40. This information should be checked by your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: B.

### **PLEASE NOTE:**

- 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.
- 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>
- The photographs may have been taken using a wide angle lens.
- 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.

- 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.
- 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.
- 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.
- 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.
- 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		77 C
55-68	D	67 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.**





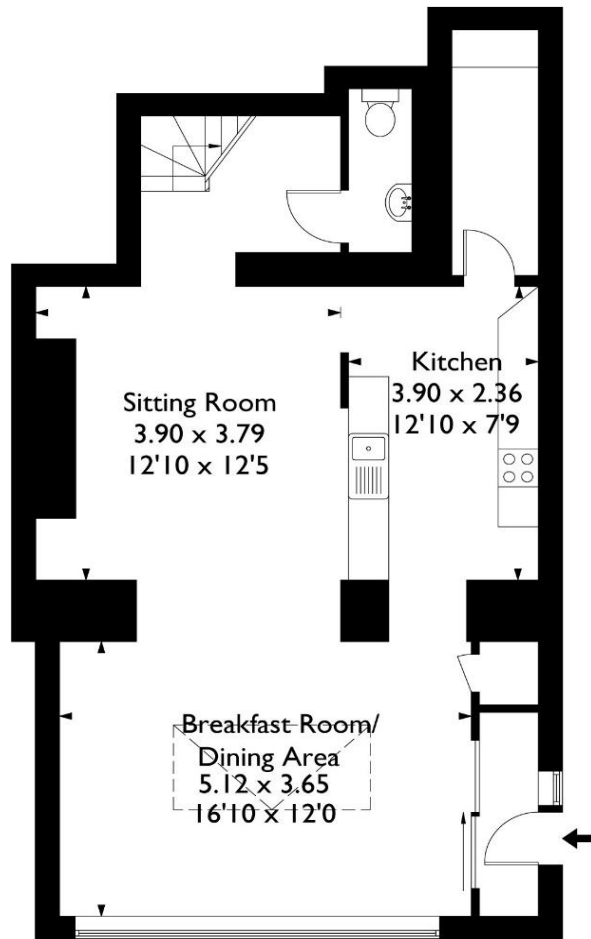




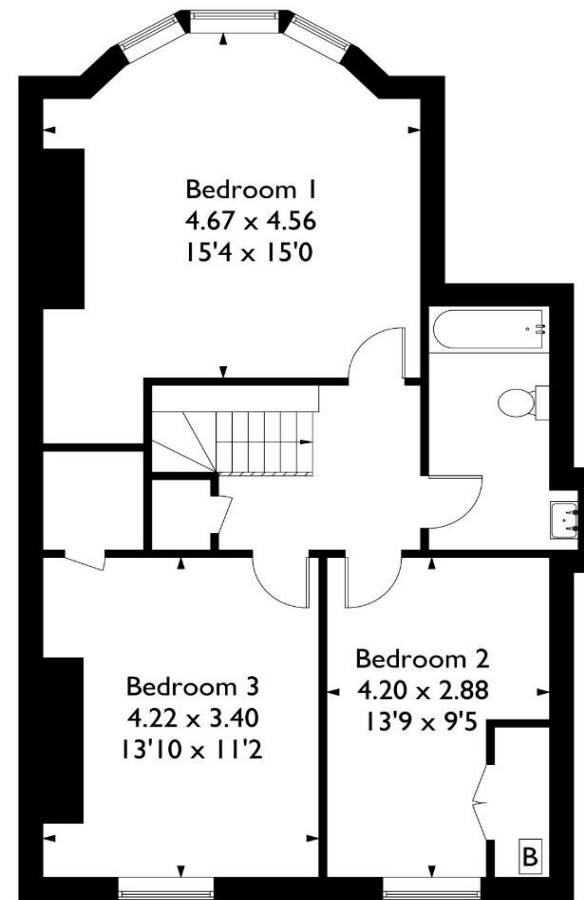


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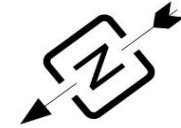
Approximate Gross Internal Area 126.70 sq m / 1363.90 sq ft



Lower Ground Floor



Ground Floor



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.