



Garden Flat, 3 Imperial Road

Guide Price £475,000

RICHARD
HARDING

Garden Flat, 3 Imperial Road, Redland, Bristol, BS6 6NE

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A well-proportioned 2 double bedroom garden apartment with a private rear courtyard garden and private entrance. Benefiting from a separate kitchen, utility room, shower room and en-suite wc from bedroom 2. Situated in an excellent tree-lined road immediately adjacent to Whiteladies Road.

Key Features

- Set within an attractive stone fronted mid-Victorian building with almost immediate access onto Whiteladies Road.
- Situated within the CN residents parking zone and the Whiteladies Road conservation area. Within easy reach of the cafes, shops and restaurants on Whiteladies Road and Cotham Hill, easy access to Clifton Down railway station and within walking distance of the university and city centre.
- An internally managed building benefiting from a share of the freehold and a 999 year lease.
- Benefiting from a private entrance as well as the rare advantage of a utility room.
- BT open reach connection.
- 2.41m high ceilings throughout.
- Fully enclosed southerly facing courtyard garden.

ACCOMMODATION

APPROACH: a wrought iron gate leads between a stone pillared entrance along shared block paved pathway leading to the left hand side of the building past a shared gas meter cupboard through further wrought iron gate and down 3 steps to the private side pathway. This leads onto the rear courtyard and provides outside lighting above the side private entrance door. Six panelled wooden door into:-

ENTRANCE VESTIBULE: a small porch area with integrated foot mat and internal obscured glazed wooden window and door into:-

CENTRAL HALLWAY: a central hallway providing access to the majority of the rooms in a circular motion with radiator, wooden flooring which extends to both bedrooms and sitting room and excellent ceiling height which continues throughout the flat.

SITTING ROOM: (23'11" x 14'9") (7.3m x 4.51m) wooden flooring and high ceilings continue, angled bay window to the front elevation overlooking the front garden with 3 wood framed sash windows, cast iron fireplace with slate hearth and wooden surround and radiator on opposing wall, ample space for dining table and internal port style window back to the entrance hallway.

KITCHEN: (14'3" x 7'2") (4.35m x 2.18m) accessed from the sitting room double glazed double doors lead onto the rear courtyard garden, high ceilings continue with roll edged work surfaces along both sides with eye and floor level kitchen units, tiled splashback, tiled floor and radiator. Integrated enamel sink with hose mixer tap and drainer, integrated Bosch 4 ring electric oven hob with electric oven below and stainless steel extractor hood over, cupboard housing Vaillant eco Tec pro 30 combi boiler, integrated Hotpoint dishwasher and space for free standing American style fridge/freezer.

BEDROOM 1: (14'4" x 9'7") (4.36m x 2.92m) wood framed double glazed window to rear elevation overlooking the garden, high ceilings and wooden floors continue from the hallway and radiator.

BEDROOM 2: (13'5" x 9'10") (4.1m x 3.0m) high ceilings and wooden floor continue, wood framed double glazed sash window to rear elevation overlooking courtyard garden, picture rail, radiator and twin alcoves and radiator. Internal door through to:





En Suite wc: upvc obscure double glazed window to the side elevation, tiled walls to half wall height, close coupled wc, square edged wall hung hand basin with mixer tap, mirrored medicine cabinet with shaver point and integrated light and electric heated towel rail, tiled floor and underfloor heating.

UTILITY ROOM: (12'10" x 3'10") (3.92m x 1.16m) obscured wood framed sash window to the front elevation, high ceilings continue, tiled flooring, built in shelving above doorway and roll edged work surfaces in general L-shape with integrated stainless steel sink with swan neck mixer tap, drainer and upstand above work surface, electric heated towel rail, Pullymaid style clothes airer, space and plumbing for under counter appliances such as washing machine.

SHOWER ROOM/WC: single step down into fully tiled shower enclosure with mains fed Mira mixer shower, wall hung hand basin with mixer tap, close coupled wc, mains fed heated towel rail, partially tiled walls, fully tiled floor and ceiling mounted extractor fan.

OUTSIDE

REAR GARDEN: (approx 32'4" x 17'3") (9.87m x 5.26m) accessed via kitchen doors or side gated passageway, a south easterly facing courtyard garden laid predominantly to patio with stone wall borders on three sides with a rockery in one corner and bedding areas to front and rear. There is a shallow timber shed and ample opportunity for outside seating and barbeques etc.

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 24 June 1976. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £137. This information should be checked by your legal adviser.

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

PLEASE NOTE:

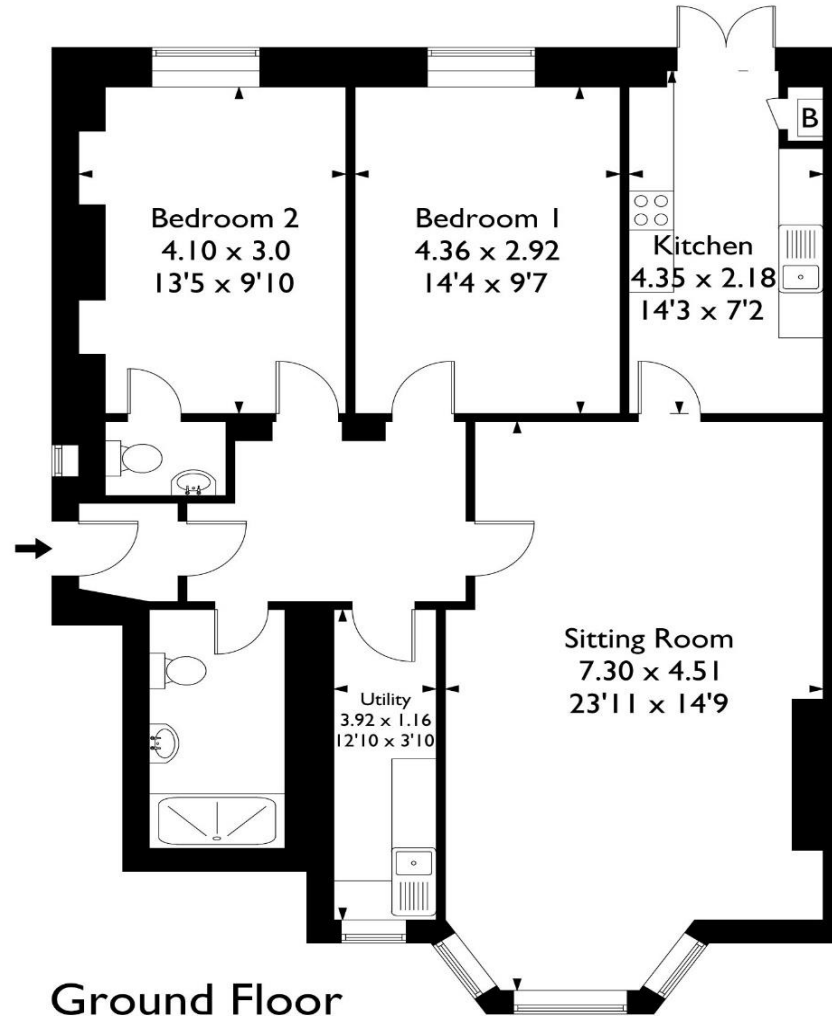
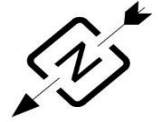
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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		
55-68	D	64 D	76 C
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.

Imperial Road, Redland, Bristol BS6 6NE

Approximate Gross Internal Area 85.70 sq m / 922.50 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.