



Top Floor Flat, 18 Elmgrove Road
Guide Price £355,000

RICHARD
HARDING

Top Floor Flat, 18 Elmgrove Road, Cotham/Redland Borders, Bristol, BS6 6AH

RICHARD
HARDING

Commanding an elevated position on the top floor of a striking semi-detached Victorian townhouse in a prestigious location on the fringes of Redland & Cotham, a beautifully finished and spacious 2 double bedroom apartment offering nearly 700 sq.ft. of internal space having been extensively renovated by the current owners to the highest of standards throughout. To be offered to the market with no onward chain.

Key Features

- Situated in a prestigious location on the borders of Cotham and Redland, the apartment is within a short walk to Cotham Gardens as well as being within close proximity to Cotham Gardens Primary School, Redland train station linking Clifton and Temple Meads and Bannatyne's Health Club and Spa are only a little further afield. The 'hustle and bustle' on offer from Gloucester Road with its various independent shops, bars, cafes and more is only a short stroll away too.
- Notable for its high ceilings which is not often seen for the flats of this level alongside being flooded with natural light to the front and rear elevations.
- Two double bedrooms.
- Set within the CM residents parking scheme.
- To be offered to the market with no onward chain, enabling a prompt move for a potential purchaser.

ACCOMMODATION

APPROACH: the property is accessed from pavement over a concrete step which leads beside the communal front garden. The pathway continues where several slate steps ascend to the communal front entrance door via a wooden door with intercom entry system. Via the communal entrance door you lead into a small entrance vestibule area.

COMMUNAL ENTRANCE VESTIBULE: laid with carpet, light point, secondary wooden door with glass insert which leads into the communal entrance hall.

COMMUNAL ENTRANCE HALLWAY: a beautiful hallway recently re-decorated by the current management company, this provides access off to the apartments of this level, multiple light points, post trays, light coming in from the side elevation via a part stained glass single sash window. A carpeted staircase ascends to the top floor of this building period building where you will find the private entrance to the top floor flat. Wooden door leads into:-

ENTRANCE HALLWAY: wide entrance hallway providing access off to the principal rooms of this flat including bathroom/wc, bedroom 1, bedroom 2, 2 large storage cupboards, one housing a free standing washing/dryer, wall mounted gas and electric meters and pressurised hot water cylinder providing hot water for the apartment. The other cupboard is empty and handy for general storage. Laid with fitted carpet, entry intercom system, moulded skirting boards, light point above, access into the loft hatch.

OPEN PLAN KITCHEN/LIVING/DINING SPACE: (21'0" x 13'6") (6.41m x 4.11m) flooded with natural light coming in via the front elevation via 3 upvc double glazed windows with leafy outlook across towards the street scene. Measured and described separate as follows:

Living Space: laid with fitted carpet, moulded skirting boards, light coming in from the front elevation, multi light points, curtain rail, inset ceiling downlights, tv and internet point.

Kitchen Space: laid with laminate wood effect flooring, fitted with an array of wall, base and drawer units, integrated slimline dishwasher, stainless steel bowl sink with integrated drainer unit to side and swan neck stainless steel tap over, lovely decorative brick tiled splashbacks behind, electric oven with 4 ring hob over, integrated fridge/freezer, square edged quartz effect laminate worktops, light coming in from a upvc window to the right hand side. Electric storage heater.





BEDROOM 1: (15'6" x 12'10") (4.71m x 3.91m) laid with fitted carpet, moulded skirting boards, easily enough space for a double bed, desk and wardrobes dependent upon one's needs, plenty of natural light coming in from the rear elevation via a large upvc double glazed window with leafy outlook across towards the rear elevation, electric night storage heater, multi light points.

BEDROOM 2: (15'4" x 7'10") (4.80m x 2.39m) laid with fitted carpet, light coming in from the rear elevation via a upvc double glazed window, electric storage heater, light point, moulded skirting boards, enough space for a double bed, desk and wardrobes dependent upon one's needs.

SHOWER ROOM/WC: accessed off the entrance hall, laid with wood effect laminate flooring, low level wc, floor standing wash hand basin with stainless steel tap, shower cubicle with glass inert and electric shower head and controls attached to wall, extractor fan, light coming in from the side elevation via upvc double glazed window, decorative brick tiles on two sides of the wall, painted towel radiator.

OUTSIDE

COMMUNAL FRONT GARDEN: a compact space laid turf enclosed by mature shrubs.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

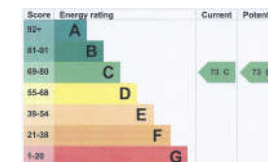
FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE & SERVICE CHARGE: it is understood that there is a 999-year lease commencing from 21.12.1979. All of the flats in the building were owned by the same individuals, one of these apartments has now been sold and this is the second for sale. On the sale of the apartments a management company will be formed between all the apartments with a likely initial monthly contribution of £100 p.m. per apartment and possibly an external managing agent. There is currently no service charge for the flat, any works until the new management company are formed are done on an 'as and when' basis where each flat contributes an equal contribution (25%) towards this.

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

PLEASE NOTE:

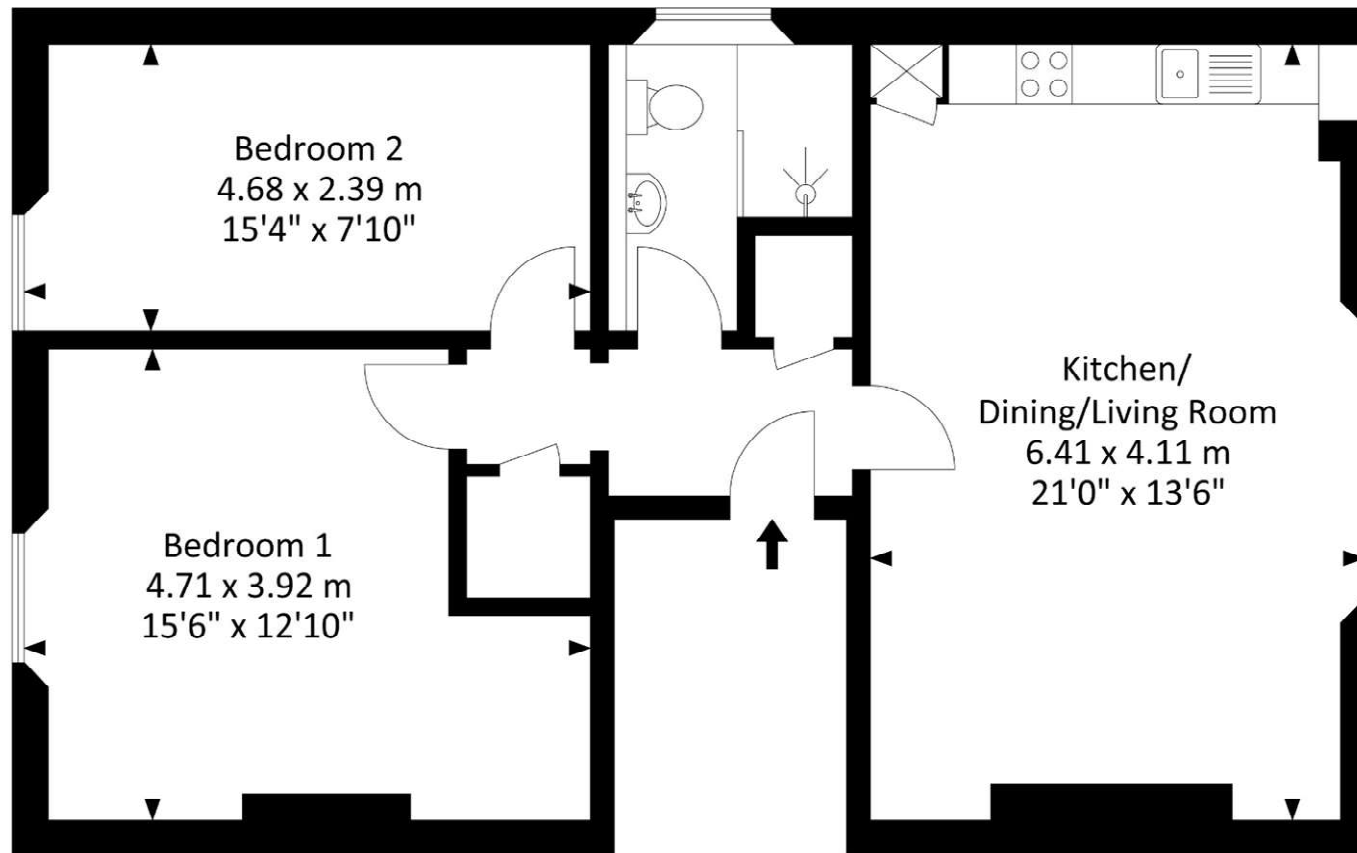
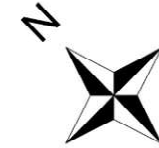
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum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



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

Top Floor Flat, Elmgrove Road, Redland, Bristol, BS6 6AH

Approx. Gross Internal Area 688.35 Sq.Ft - 63.95 Sq.M



Second Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.