



First Floor Flat, 5 Harbour Walk, 91 Cumberland Road

Guide Price £450,000

RICHARD
HARDING

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Spike Island, Bristol, BS1 6UJ

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A bright and immaculately presented 2 double bedroom, 2 bath/shower room first floor apartment of circa 990 sq.ft., forming part of this 1840s elegant and attractive grade II listed building with an abundance of period detail, access to residents' communal garden and secure allocated parking.

Key Features

- An exceedingly rare opportunity to acquire a lateral apartment within a prestigious building with many intriguing architectural features, situated in the ever-popular harbourside location of Spike Island. At the front of the property is The Cut, a waterway that divides Southville from Spike Island, and at the rear, just a moment's walk is the historic docks and Wapping Wharf.
- A very special apartment with many attributes such as natural light, period features including high ceilings, sash windows, ornate moulded plasterwork and beautiful grand communal hallway.
- Well run internal management company with 25% share of freehold.
- **Accommodation:** entrance hallway. Sitting room, kitchen/dining room, 2 double bedrooms (one ensuite) inner hall, shower room.
- **Outside:** communal front garden, secure off-street parking for one car.

ACCOMMODATION

APPROACH: from the pavement, there is a stone wall with wrought iron railings and pedestrian gate opening onto a landscaped front garden, stone steps then ascend to an impressive bath-stone porch with telecom entry system and solid wood panelled door opening to:-

COMMUNAL HALLWAY & STAIRWELL: inlaid entrance mat, ornate moulded cornicing, 2 walls lights, ceiling light point. Internal part glazed door with side panels opening to:-

COMMUNAL STAIRWELL: useful part glazed wooden door giving access to the rear parking forecourt. Turning staircase ascending to the first floor with sweeping mahogany handrail and an ornate multi-paned arched window to the rear elevation. On the first floor landing a private wood panelled door opening to:-

ENTRANCE HALLWAY: wooded flooring, tall moulded skirtings, simple moulded cornicing, radiator, 2 ceiling light points. Cloakroom cupboard. Open archway through to an inner hall. Six panelled doors with moulded architraves and stainless steel door furniture, opening to:-

SITTING ROOM: (17'10" x 13'1" max measurements into bay window) (5.44m x 3.99m) bay window to the front elevation comprising 4 ornate multi-paned sash windows with panelled reveals enjoying an attractive view across the communal front garden towards the Cutt and tree-lined bank on the opposite side. There are a pair of arched recesses, wooden flooring, tall moulded skirtings, simple moulded cornicing, ceiling light point, radiator, 4 wall light points. Wide archway through to:-

KITCHEN/DINING ROOM: (14'3" x 14'2") (4.34m x 4.33m) comprehensively fitted with an array of shaker style base and eye level units combining drawers and cabinets, wood effect roll edged worktop surface, splashback tiling, pelmet lighting, stainless steel centre sink tidy with draining board to side and mixer tap plus drinking water tap. Integral appliances including electric oven, 4 ring gas hob with extractor hood, dishwasher and tall fridge/freezer. Space and plumbing for washing machine. Ample space for table and chairs, tall multi-paned sash window to the rear elevation, wooden flooring, chimney breast with recesses to either side, tall moulded skirtings, simple moulded cornicing, radiator, 2 ceiling light points. Concealed wall mounted Vaillant gas fired combination boiler.





BEDROOM 1: (17'5" x 13'6" max measurements) (5.31m x 4.11m) bay window to the front elevation comprising 4 ornate multi-paned sash windows with attractive views across the communal gardens towards the Cutt with tree-lined bank on the opposite side. A pair of arched recesses, tall moulded skirtings, simple moulded corning, ornate ceiling rose with light point, 2 radiators. Four panelled door with moulded architraves and stainless steel door furniture, opening to:-

En-Suite Bathroom/wc: (8'0" x 6'6") (2.44m x 1.98m) a pair of multi-paned double glazed windows to the front elevation. Panelled bath with twin hand grips, mixer tap and hand held shower attachment. Pedestal wash hand basin with mixer tap. Low level dual flush wc. Tiled flooring and walls to dado height, heated towel rail/radiator, simple moulded corning, 2 inset ceiling downlights, ceiling light point, shaver point.

INNER HALL: wooden flooring, tall moulded skirtings, ceiling light point. Four panelled doors with moulded architraves and stainless steel door furniture, opening to:-

SHOWER ROOM/WC: (7'6" x 5'0") (2.29m x 1.52m) shower cubicle with sliding glass door and an overhead circular shower. Low level flush wc. Pedestal wash hand basin with mixer tap. Parquet style tiled flooring, heated towel rail/radiator, wall mounted shelving, majority bevel edged tiled walls, 2 inset ceiling downlights, ceiling light point, extractor fan, shaver point.

BEDROOM 2: (12'0" x 9'5") (3.65m x 2.88m) 2 tall multi-paned wooden double glazed sash window to the rear elevation with radiator below, reclaimed oak flooring using reclaimed French railway boards that have been preserved and brushed, tall moulded skirtings, ceiling light point.

OUTSIDE

COMMUNAL FRONT GARDEN: a well stocked communal front garden.

PARKING: secure allocated parking for one car

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 2022. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £125. This information should be checked by your legal adviser.

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

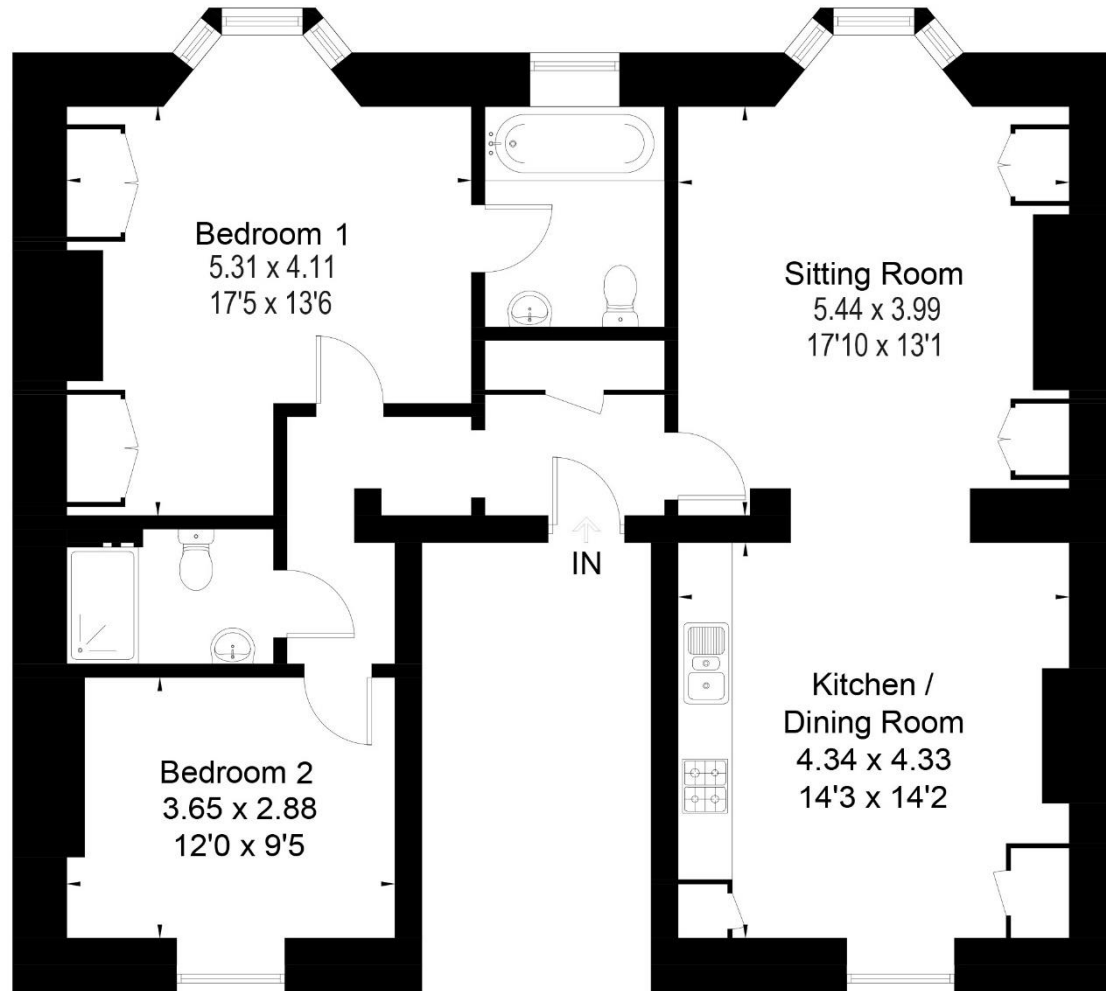
PLEASE NOTE:

- 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.



Harbour Walk, Cumberland Road Bristol, BS1 6UJ

Approximate Floor Area = 91.8 sq m / 988 sq ft



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #64701