



Top Floor Flat, Flat 7, 2 Redland Court Road
Guide Price Range: £275,000 - £300,000

RICHARD
HARDING

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Redland, Bristol, BS6 7EE

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Commanding an elevated position on the top floor of a striking semi-detached Victorian building on one of Redland's most coveted roads, a golden opportunity to acquire a well-proportioned one-bedroom apartment in a first-class location offered to the market with no onward chain.

Key Features

- A well-proportioned one bedroom apartment in a popular leafy Redland location on a prestigious road.
- A practical and functional apartment located just off Redland Road providing easy access to Whiteladies Road, Gloucester Road and the city centre, also nearby local parks including Cotham Gardens and Redland Green. The property is also an exciting prospect to investors having been successfully rented for a number of years.
- Flooded with natural light and further benefiting from stunning elevated city views.
- One double bedroom.
- A welcoming and well-presented apartment forming part of this recently converted (2006) attractive Victorian building.
- Offered to the market with no onward chain enabling a prompt more for a potential buyer.

ACCOMMODATION

APPROACH: the property is accessed via pathway to the left hand side of the building where you will find the main communal entrance on your right hand. A multi panelled wooden door leads through into the communal entrance hallway.

COMMUNAL ENTRANCE HALLWAY: a bright, wide and well-maintained space providing access off to the principal rooms on this left. Staircase ascends to the top floor of this beautiful period building where you will find the private entrance to Flat 7 on your left hand side.

ENTRANCE HALLWAY: accessed via wooden door which is split level. Immediately in front of you is the master bedroom and on your left hand side a split level staircase ascends to the shower room and kitchen/dining/living space, large storage cupboard on your right hand side, light point, radiator, intercom entry system.

BEDROOM 1: (12'1" x 11'3") (3.67m x 3.43m) plenty of natural light flooding in from the rear elevation via upvc double glazed window with a leafy outlook and elevated city views, fitted carpet, electric storage radiator, light point, moulded skirting boards.

BATHROOM/WC: low level wc with dual flush, shower cubicle with electric wall mounted shower head and controls, stylish tiled surround, floor standing wash hand basin with chrome tap over, stylish tiled flooring, extractor fan, light point.

KITCHEN/DINING/LIVING SPACE: (17'9" x 14'0") (5.41m x 4.27m) measured as one but described separate as follows:

Dining/Living Space: plenty of natural light flooding in from the rear elevation via upvc double glazed windows with leafy and elevated views to the rear, electric storage heater,





light point, fitted carpet, moulded skirting boards, internet point, tv point. Plenty of space for a dining table and sofa.

Kitchen: a variety of wall, base and drawer units, electric oven with 4 ring induction hob over and extractor hood above, space for free standing washer/dryer, space for free standing fridge/freezer, stainless steel bowl sink with tap over and integrated drainer unit beside, inset ceiling downlights.

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 June 2006. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £112. This information should be checked by your legal adviser.

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

PLEASE NOTE:

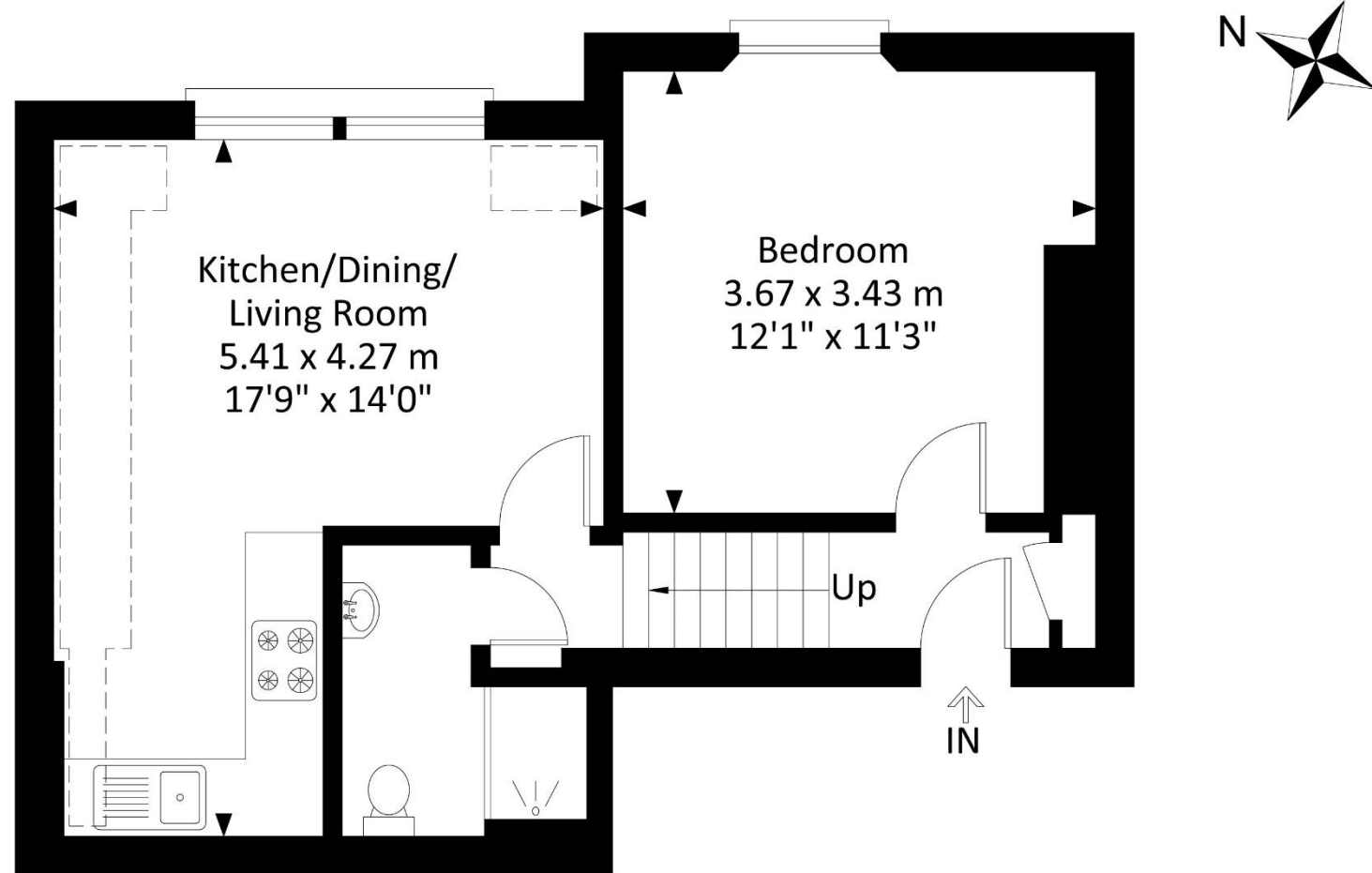
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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		79 C
55-68	D	55 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 = 39.94 sq m / 429.91 sq ft



Second Floor

Illustration for identification purposes only, measurements and approximate, not to scale.