



Ground Floor Flat, 18 Elmgrove Road  
Guide Price £325,000

RICHARD  
HARDING

# Ground Floor Flat, 18 Elmgrove Road

Redland, Bristol, BS6 6AH

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Occupying the ground floor of this handsome semi-detached Victorian townhouse in a first class location on the fringes of Redland & Cotham, this stunning & well-proportioned (59 sq m) one bedroom apartment retains an abundance of beautiful period features and further benefits from being offered to the market with no onward chain.

## Key Features

- Situated on the borders of Cotham and Redland, within a short walk to Cotham Gardens and 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.
- Exceptionally high ceilings alongside being flooded with natural light to the front and rear elevations.
- This stunning apartment retains an abundance of period features such as lovely cornicing and beautiful ceiling roses.
- One double bedroom, however the overall footprint at 59 sq m resembles the size of most two bedroom apartments in the area.
- Set within the CM residents parking scheme.
- To be offered to the market with no onward chain.

## 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 private entrance which can be found immediately in front of you. Multiple light points, post trays, light coming in from the side elevation via a part-stained glass single sash window. carpeted staircase ascends to the upper floors of this beautiful building. Wooden door leads into:-

**KITCHEN/DINING/LIVING SPACE:** (20'11" x 14'3") (6.38m x 4.34m) measured as one but described separately as follows:-

**Living/Dining Space:** laid to fitted carpet, light flooding in from the rear elevation via UPVC double glazed window with a leafy outlook over the garden scene, light point, storage heater, TV point. A large space flooded with natural light with easily enough space for a large dining table and sofa dependent upon one's needs. This beautiful room also retains an abundance of period features such as lovely ceiling cornicing and a beautiful ceiling rose.

**Kitchen:** comprising a variety of wall, base & drawer units as well as an electric oven with 4 ring hob over and extractor hood above, integrated microwave. Square edged work tops, stainless steel bowl sink with tap over and integrated drainer unit to side, stylish brick splashback tiles.





**BEDROOM 1: (15'10" x 15'10") (4.83m x 4.83m)** a well-proportioned master bedroom with light flooring in from front elevation via UPVC double glazed windows set into the bay with a leafy outlook over the street scene, laid to fitted carpet, moulded skirting boards, light point, stunning ceiling cornicing and beautiful ceiling rose meticulously retained by the current owners. Storage heater, large integrated wardrobe space.

**BATHROOM/WC:** low level wc, floor standing hand wash basin with chrome tap, shower cubicle with wall mounted electric shower controls and wall mounted shower head, stylish surround and shaver point.

### **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, Two of these apartments has now been sold and this is the third 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.

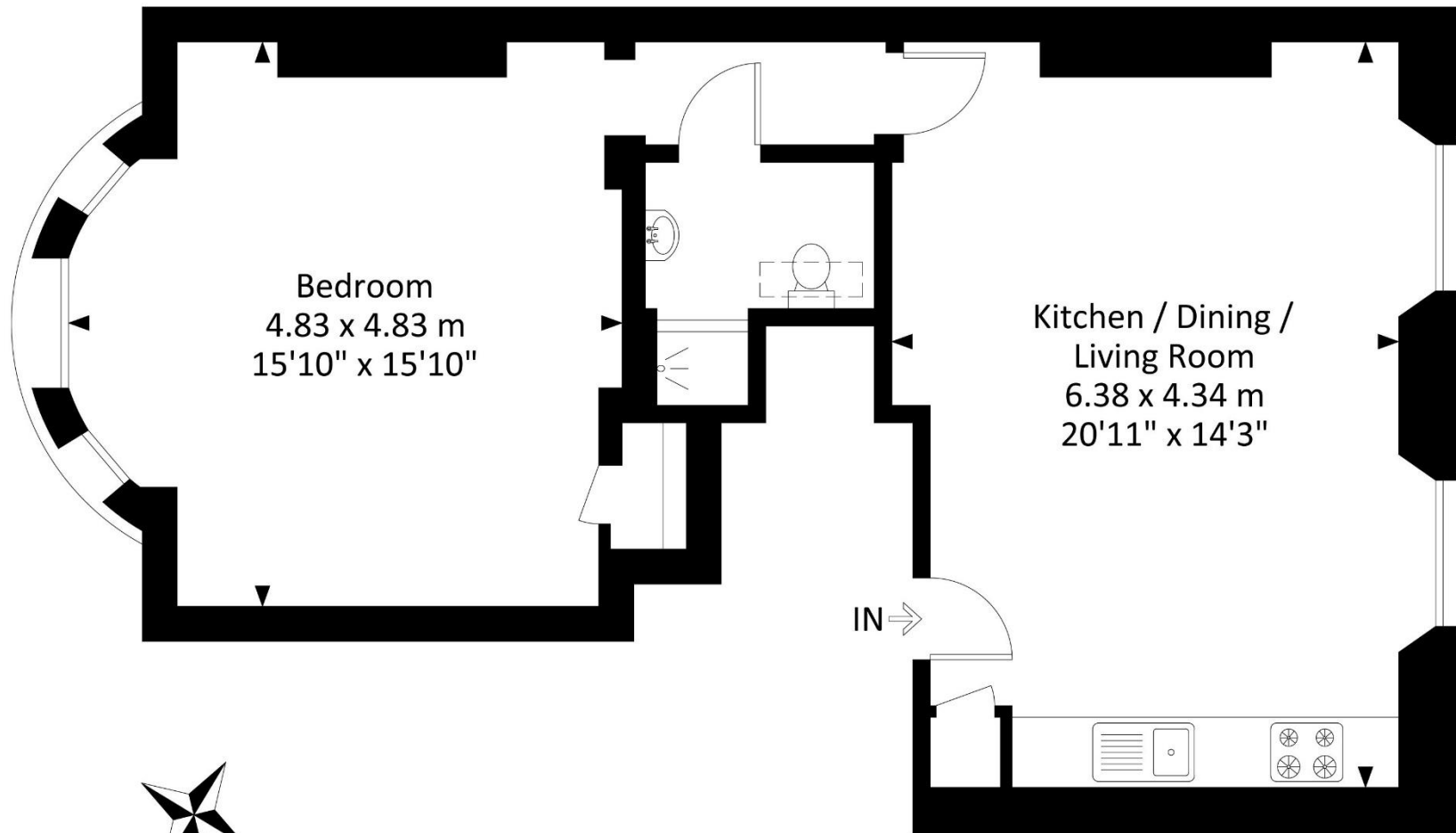


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 = 59.0 sq m / 635.07 sq ft



Ground/Hall Floor

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