



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

**RICHARD
HARDING**

gates
www.ba

First Floor Flat, 18 Elmgrove Road

Redland, Bristol, BS6 6AH

RICHARD
HARDING

Commanding an elevated position on the first floor of a striking semi-detached Victorian townhouse in a prestigious location on the fringes of Redland & Cotham, an exceptionally well proportioned one double bedroom apartment offering approximately 56.74sqm of internal space and in turn resembling the footprint of a two bedroom apartment being 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.
- One double bedroom.
- 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 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 first floor of this period building where you will find the private entrance to the first floor flat. Wooden door leads into:-

ENTRANCE HALLWAY: wide entrance hallway providing access off to the principal rooms of this flat including master bedroom with en-suite & off to the kitchen/dining/living space. Laid with fitted carpet, entry intercom system, moulded skirting boards, light point above, wall mounted storage cupboards and light coming in via double glazed UPV window flooding light through to the side elevation.

KITCHEN/DINING/LIVING SPACE: (21'4" x 15'5") (6.5m x 4.70m) measured as one but described separately as follows:-

Living/Dining space: Laid to fitted carpet, light flooding in from the front elevation via UPVC double glazed window with a leafy outlook over the street scene, light point, gas radiator, TV point. Ample space for dining furniture.

Kitchen: comprising a variety of wall, base & drawer units as well as an electric oven with four ring hob over and extractor hood above. Space for free-standing washer/dryer, laminated roll edged work tops, stainless steel bow sink with integrated drainer unit to side with tap over.





BEDROOM: (15'11" x 12'3") (4.86m x 3.74m) well-proportioned master bedroom with light flooring in from the rear elevation via UPVC double glazed windows, laid to fitted carpet, moulded skirting boards, light point, cast iron fireplace with wooden surround. Door leads to:-

En-Suite 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 tiled surround and light partially coming in through a partially frosted window to the rear elevation.

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 have now been sold and this is the fourth 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: 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.

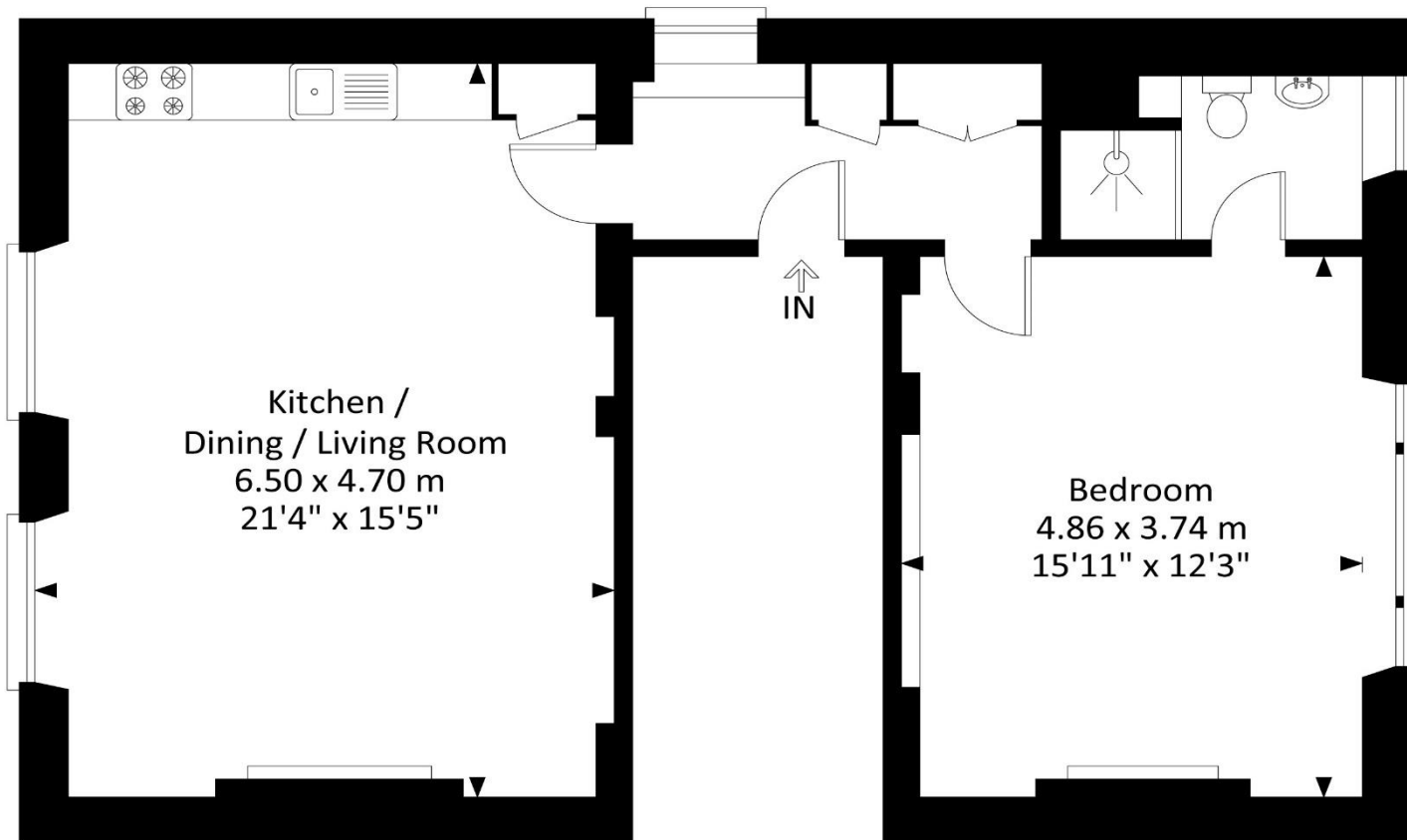
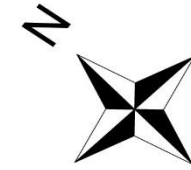


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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

First Floor Flat, Elmgrove Road, Cotham, Bristol, BS6 6AH

Approximate Gross Internal Area = 56.74 sq m / 610.74 sq ft



First Floor

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