



First & Second Floor Maisonette, 99a Redland Road

Guide Price £695,000

**RICHARD
HARDING**

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Redland, Bristol, BS6 6RB

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An exceedingly spacious (circa 1,950sq.ft.) 4 double bedroom, 3 bath/shower room upper maisonette garden apartment set within a substantial bay fronted Victorian period building, having detached single garage and private garden.

Key Features

- As large as many nearby houses and offering opulent accommodation plus generous storage.
- Favoured location: within 425 metres of Redland Green Secondary School, near Redland Green Park and Cotham Garden Park, as well as being convenient for Whiteladies Road, Gloucester Road and Redland train station.
- **First Floor:** landing, bay fronted sitting room, kitchen/breakfast room, two double bedrooms, shower room, study.
- **Second Floor:** landing, two further double bedrooms, bath/shower room, study.
- **Outside:** private well-established garden, detached single garage.
- An elegant maisonette garden apartment of particularly grand proportions in a highly prized location with the rare benefit of a single garage and private garden.





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 4 August 1975. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £86.67. This information should be checked by your legal adviser.

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

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 | 76 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

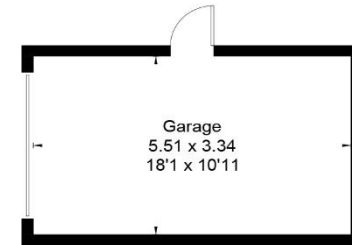
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

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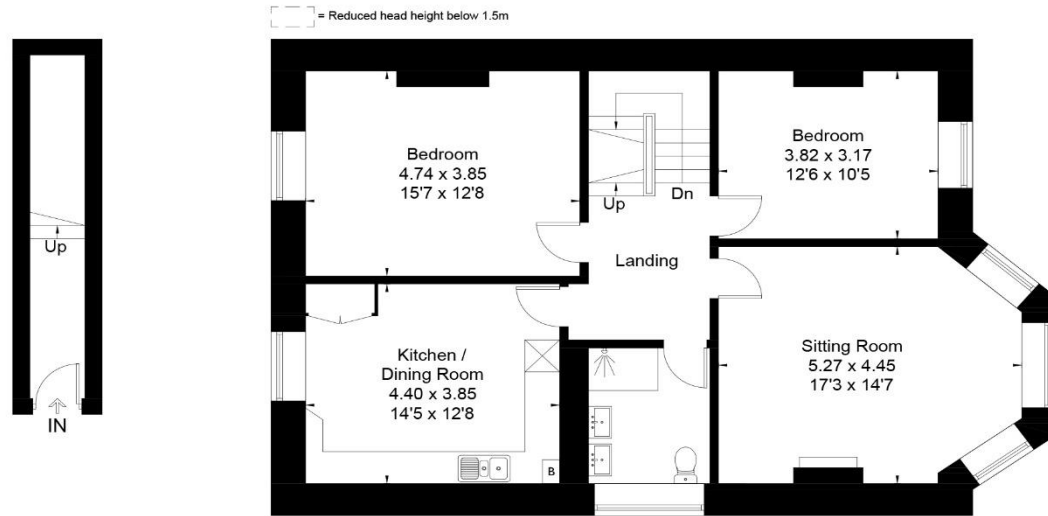
Approximate Floor Area = 181.3 sq m / 1951 sq ft

Garage = 18.4 sq m / 198 sq ft

Total = 199.7 sq m / 2149 sq ft

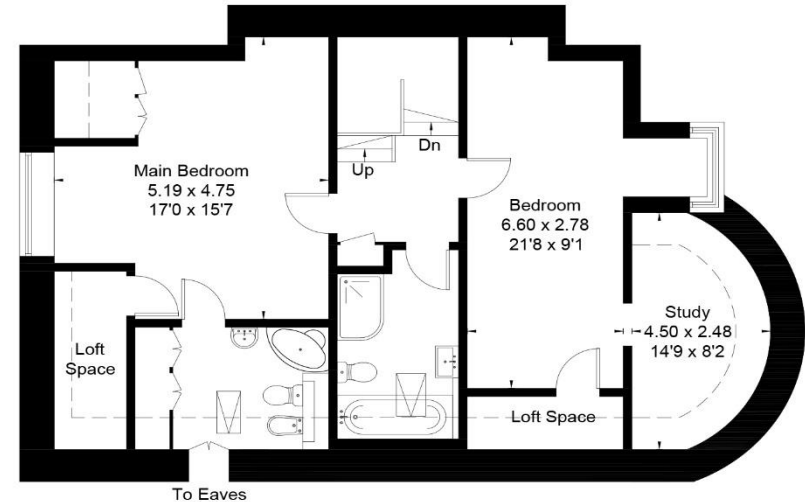


(Not Shown In Actual Location / Orientation)



Ground Floor

First Floor



Second 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 #69989