



24 Albany Road, Montpelier
Guide Price £550,000

RICHARD
HARDING

24 Albany Road

Montpelier, Bristol, BS6 5LH

RICHARD
HARDING

An investment opportunity to purchase 2, three bedroom maisonettes rented for a collective of £33,600 p.a.

Key Features

- Set in the vibrant heart of Montpelier close to Picton Street/Cheltenham and Gloucester Road with a wide range of independent shops, cafes, restaurants on the doorstep. Good transport links - within a few hundred yards of a rail link to Clifton, Redland and Bristol Temple Meads and a useful bus network on Cheltenham Road.
- **Lower Maisonette:** entrance hallway, kitchen, sitting room, bedroom 1, bedroom 2, bedroom 3, shower room/wc.
- **Upper Maisonette:** entrance vestibule, kitchen, sitting room, bedroom 1, bedroom 2, bedroom 3, shower room/wc.
- **To be sold with no onward chain making a prompt move possible.**

LOWER MAISONETTE

APPROACH: from the pavement steps rise to the raised hall floor wooden communal entrance door into communal hallway where the private entrance to the subject flat can be found on your right hand side. Opening into:-

ENTRANCE HALLWAY: (13'0" x 3'3") (3.96m x 0.99m) door leading off to bedrooms 1 and 2 and bathroom/wc and staircase leading down to the lower ground floor. Ceiling light point, radiator, moulded skirting boards.

KITCHEN: (9'2" x 6'7") (2.80m x 2.0m) a fitted kitchen comprising an array of wall, base and drawer units with wall mounted combination gas boiler, double glazed upvc window overlooking the rear elevation, roll edged working surfaces, integrated appliances including electric oven with 4 ring gas hob over, extractor fan, tiled splashback, space and plumbing for washing machine, space for fridge/freezer, stainless steel sink with drainer unit to side and stainless steel mixer tap over, lino flooring, radiator, moulded skirting boards, ceiling light point.

SITTING ROOM: (14'0" x 9'4") (4.27m x 2.8m) double glazed wooden door leading onto the private rear garden, ceiling light point, moulded skirting boards, radiator.

BEDROOM 1: (15'5" x 13'0" max) (4.70m x 3.95m) ceiling light point, 2 wooden sash windows overlooking the rear elevation and garden, radiator, moulded skirting, fireplace with wooden surround and matching mantle.

SHOWER ROOM/WC: (6'0" x 4'11") (1.83m x 1.50m) comprising corner shower with tiled surround, wall mounted stainless steel shower with detachable head, low level button flush wc, wall mounted wash hand basin with tiled splashback and complementary shelf and mirror unit over, lino flooring, radiator, moulded skirting boards, extractor fan.

BEDROOM 2: (16'7" max x 9'8") (3.05m x 2.95m) wooden sash windows overlooking the front elevation, ceiling light point, moulded skirting boards, fireplace with wooden surround and matching over mantle.

BEDROOM 3: (13'0" x 11'4") (3.95m x 3.45m) bay window overlooking the front elevation, ceiling light point, wall lighters, moulded skirting boards.

BATHROOM/WC: white suite comprising low level wc, pedestal wash hand basin with complementary shelf over, bath, tiled walls, extractor fan.

UPPER MAISONETTE

APPROACH: from the pavement staircase rises to wooden communal entrance door into communal hallway where the private entrance door for the apartment can be found immediately in front you. Opening into:-

ENTRANCE VESTIBULE: with stairs immediately rising to the first floor landing space with doors leading off to kitchen, sitting room, bedroom 3, family bathroom/wc and an array of cupboards.





KITCHEN: (13'3" x 6'7") (4.05m x 2.00m) with wooden sash window overlooking the rear elevation and garden. A modern fitted kitchen with an array of wall and base units, working surfaces with tiled splashbacks, stainless steel sink with drainer unit to side and swan neck stainless steel mixer tap over, integrated appliances including electric oven and 5 ring gas hob over with stainless steel extractor hood over, space and plumbing for washing machine, space for fridge/freezer, radiator, lino flooring, discreetly housed gas combination boiler.

SITTING ROOM: (13'0" x 11'0") (3.96m x 3.35m) 2 wooden sash windows overlooking the front elevation, ceiling light point, radiator, moulded skirting boards.

BEDROOM 3: (13'3" x 9'4") (4.05m x 2.85m) wooden sash window overlooking the rear elevation, ceiling light point, moulded skirting boards, radiator, spacious storage cupboards.

BATHROOM/WC: white suite comprising panelled bath, pedestal wash hand basin, low level button flush wc, obscure glazed sash window to the front elevation, extractor fan, lino flooring.

BEDROOM 1: (13'11" x 8'10") (4.25m x 2.70m) restricted head room and dormer with casement window overlooking the rear elevation, ceiling light point, moulded skirting, eaves storage.

BEDROOM 2: (13'11 x 7'3") (4.25m x 2.20m) Velux windows with insert blinds, eaves storage, ceiling light point, radiator, moulded skirting boards, storage cupboard with additional storage into eaves.

SHOWER ROOM/WC: ceiling light point, recessed shower enclosure, pedestal wash hand basin with stainless steel mixer tap over, low level button flush wc, extractor fan, lino flooring.

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.

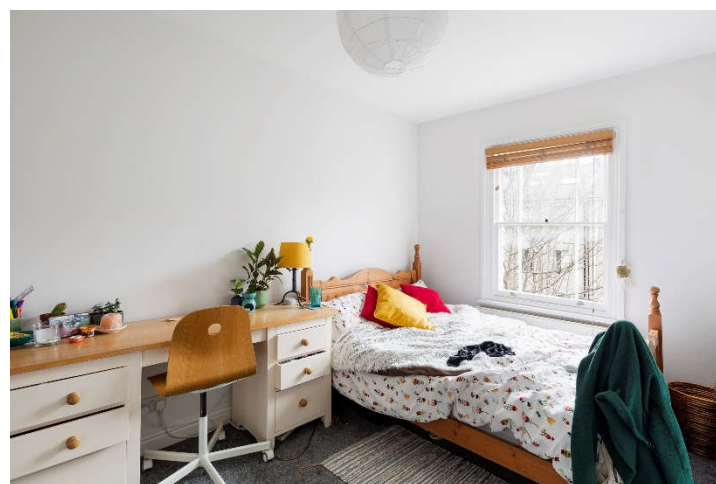
TENURE: it is understood that the property is Freehold under one single title. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: A (for both lower maisonette and upper maisonette).

DISCLOSURE: The property is being treated for Japanese Knotweed in the rear garden. There is a treatment plan underway and further information can be provided by written request.

PLEASE NOTE:

1. **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.
2. **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>
3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

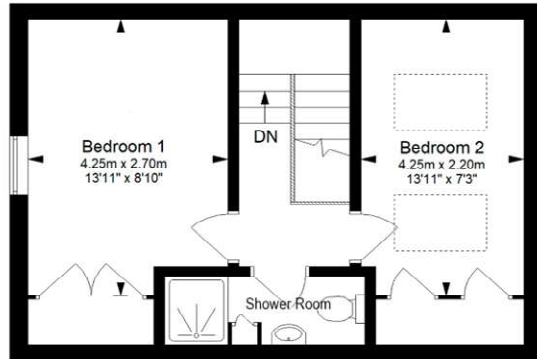




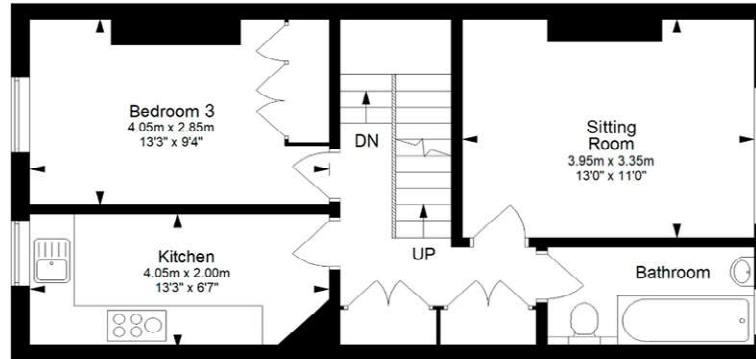
Albany Road, Montpelier, Bristol, BS6 5LH

Upper Maisonette

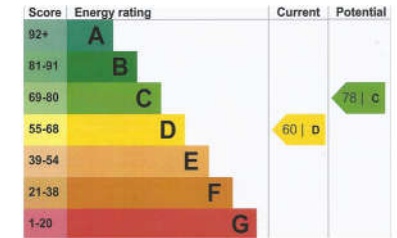
Total Approximate Gross Internal Area = 84.8 sq m/ 912.8 sq ft



Second Floor



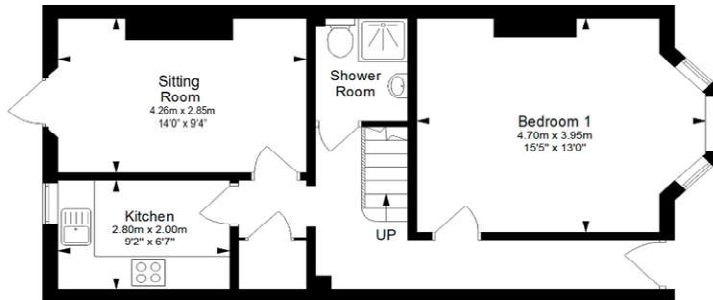
First Floor



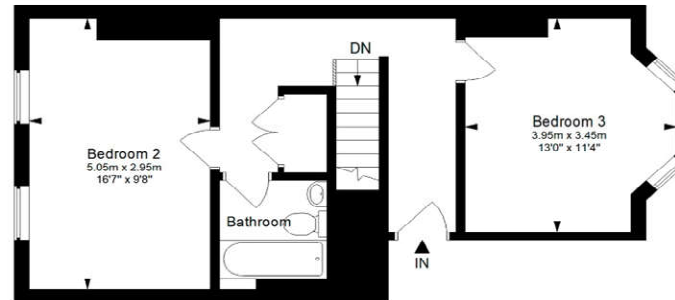
Upper Maisonette

Lower Maisonette

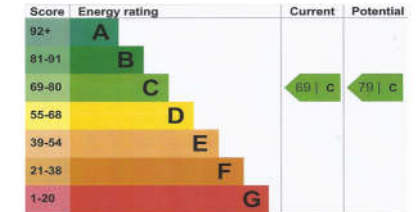
Total Approximate Gross Internal Area = 96.5 sq m/ 1038.8 sq ft



Lower Ground Floor



Ground Floor



Lower Maisonette

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

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only. All Efforts have been made to ensure its accuracy at time of print