



First Floor Flat, 235 High Kingsdown
Guide Price Range: £400,000 - £420,000

**RICHARD
HARDING**

First Floor Flat, 235 High Kingsdown

Kingsdown, Bristol, BS2 8DG

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An extremely pleasant, bright and spacious circa 990 sq.ft., purpose built 3 bedroom apartment with a south facing roof terrace (23ft x 20ft), large living/dining/kitchen room, single garage and lift access.

Key Features

- An excellent city apartment, close to Whiteladies Road, city centre, both academic and medical districts – within a hundred yards of an eclectic range of independent shops, pubs and restaurants along St Michaels Hill.
- Kingsdown itself is a vibrant area with a range of architectural styles ranging from early Georgian to the present day and enjoys a strong community spirit.
- **Accommodation:** entrance hall, living/dining/kitchen, bedroom 1, bedroom 2, bedroom 3, bathroom, separate wc/utility room.
- **Outside:** sunny roof terrace with a southerly aspect, single garage.
- A rare chance to acquire a 3 bedroom apartment in a highly convenient central location, which has been carefully updated by the sellers.

ACCOMMODATION

APPROACH: Communal entrance door into entrance hallway where you will find the stairs or lift rising to the first floor. As you come out of the lift you will find the private entrance door to the apartment on the left.

ENTRANCE HALL: ceiling light point, engineered wooden flooring, skirting boards, door entry intercom system, doors lead off on the right hand side to bedrooms 1, 2 and 3. At the end of the hallway there is a shower room/wc and separate wc/utility room. Door on the left opens into large living/dining/kitchen.

KITCHEN/LIVING/DINING ROOM: (16'1" x 15'6" widening to 23'9") (4.90m x 4.72m/7.24m) a lovely room, very spacious with full width double glazed windows to the rear elevation overlooking the private terrace which benefits from a south facing aspect plus double glazed doors, electric storage heater, electric panel heater, engineered wooden flooring, ample space for sofas and dining room furniture, three wall light points, skirting boards, large opening to:-

Kitchen Area: (10'0" x 7'7") (3.05m x 2.31m) well-proportioned with a range of wall, base and drawer units incorporating oak working surface and stainless steel sink unit and draining board, integrated electric oven, space and plumbing for dishwasher, built-in larder, fridge/freezer, partially tiled walls, electric hob with extractor over, ceiling light point, engineered wooden flooring, skirting boards.

BEDROOM 1: (middle) (14'7" x 10'0") (4.45m x 3.04m) large double glazed window to the front elevation, electric heater, ceiling light point, fitted wardrobes, engineered oak flooring, skirting boards.

BEDROOM 2: (right hand side) (14'7" x 9'1") (4.45m x 2.77m) two large double glazed windows to the front elevation, electric storage heater, ceiling light point, skirting boards, fitted wardrobes.

BEDROOM 3: (10'8" x 7'9") (3.25m x 2.35m) two large double glazed windows to the front elevation, electric panel heater, ceiling light point, engineered wooden flooring, skirting boards.

SHOWER ROOM/WC: (6'3" x 4'5") (1.91m x 1.35m) a white suite comprising low level wc, wash hand basin with vanity unit, large shower enclosure with system fed shower over, ceiling and wall light points, extractor fan, tiled flooring with underfloor heating.





SEPARATE WC/UTILITY ROOM: (7'11" x 4'6") (2.42m x 1.37m) low level wc, slimline wash hand basin with storage beneath, plumbing for washing machine, fitted shelving, hot water cylinder, ceiling light point, extractor fan, tiled flooring, skirting boards.

OUTSIDE

TERRACE: (23ft x 20ft) (7.01m x 6.10m) a large and sunny terrace with a southerly aspect. Laid to patio with brick wall boundaries, outside water tap.

GARAGE: (16'10" x 7'8" with door opening width of 7'0"/2.13m) (5.14m x 2.33m) accessed via gated undercroft with electronically operated gates. The garage is on the left numbered 89.

IMPORTANT REMARKS

AGENTS NOTE: the property is a qualifying building under the Building safety Act.

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.

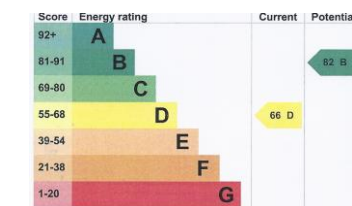
TENURE: it is understood that the property is leasehold for the remainder of a 999 year lease from 1 January 1972. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £3,208 (inclusive of communal cleaning, lift/building maintenance- please ask for details) with a ground rent payable of £31.50 p.a. This information should be checked by your legal adviser.

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.



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

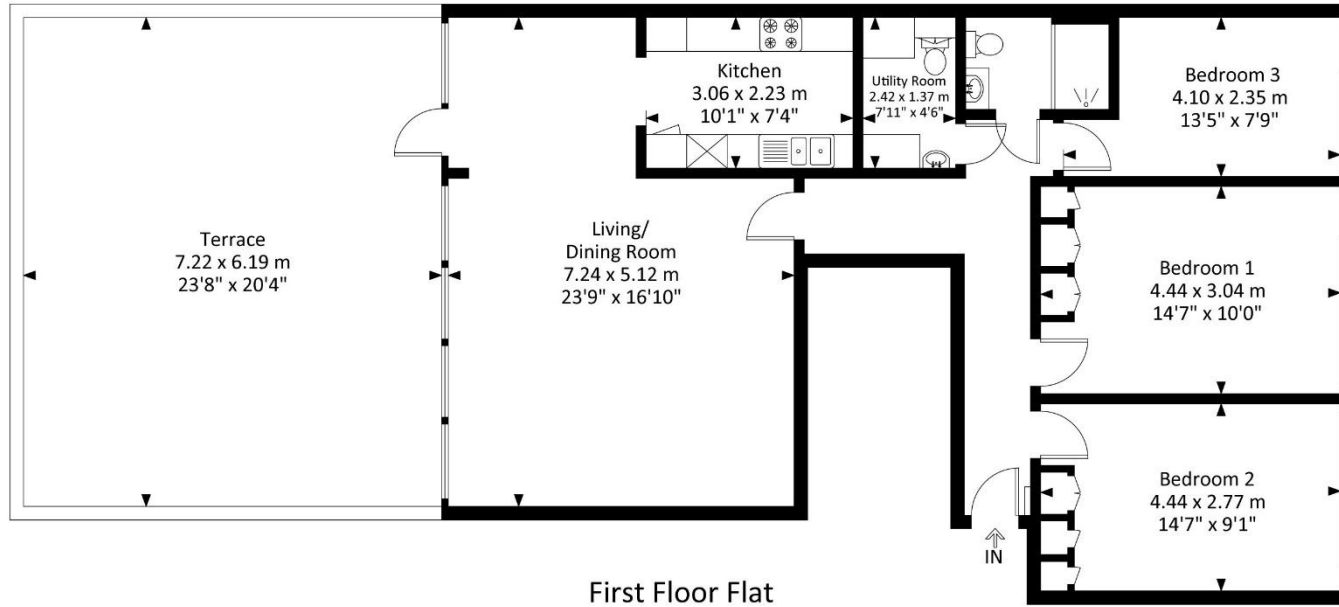
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Approximate Gross Internal Area = 91.90 sq m / 989.20 sq ft

(Excluding Terrace & Garage)

Garage Area = 11.98 sq m / 128.95 sq ft

Total Area = 103.88 sq m / 1118.15 sq ft



First Floor Flat

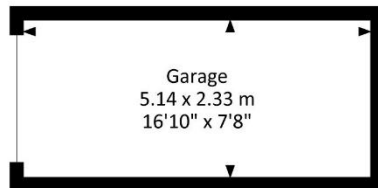


Illustration for identification purposes only, measurements and approximate, not to scale.