



Garden Flat, 3 Greenway Road
Guide Price £425,000

RICHARD
HARDING

Garden Flat, 3 Greenway Road

Redland, Bristol, BS6 6SF

RICHARD
HARDING

Nestled in a central Redland location situated within striking distance of Whiteladies Road, a beautifully presented two bedroom garden flat with its own private entrance alongside a substantial sunny private rear garden.

Key Features

- Occupying the lower ground floor of this handsome end of terrace Georgian building, a remarkable garden flat flooded with natural light situated on a prestigious & quiet road in a highly desirable Redland location.
- In the heart of Redland in a highly convenient location within a short level stroll of Whiteladies Road with its numerous restaurants, cafes, shops and bus connections. Also a short walk to the green open space of The Downs.
- Situated within the Cotham North residents parking scheme.
- A stone's throw from the Ofsted rated 'outstanding' St Johns Primary School.
- Two bedrooms.
- Private entrance & substantial private rear garden with a recently fitted garden office.
- Stylishly presented throughout.
- Our vendor clients have already secured an onward purchase, enabling a prompt move for a potential purchaser.

ACCOMMODATION

APPROACH: from pavement via two impressive stone pillars open to pathway that leads beside communal front garden and continues up to wooden fence with storage area that opens to the private garden and the private entrance to the apartment. Wooden door opens to:-

KITCHEN: (8'8" x 12'2") (2.63m x 3.72m) fitted kitchen comprising wall, base and drawer units with square edged walnut wooden worktops, inset ceramic sink and drainer unit with swan neck mixer tap and splash backs. Integrated appliances include electric oven, 4 ring hob over and extractor hood above. Also included are the dishwasher, washer/dryer and fridge/freezer. Single multi-paned sash window to rear elevation. Ample space for dining furniture. Ceiling light points, tiled flooring. Door opens to:-

HALLWAY: doors radiate to all room as well as large useful airing cupboard.

BEDROOM 1: (7'9" x 12'2") (2.35m x 3.72m) good sized double bedroom with multi-paned single sash window to rear elevation, engineered wooden flooring, radiator, ceiling light point.

BEDROOM 2: (5'4" x 11'11") (1.63m x 3.64m) single sash window to the front elevation with leafy outlook over front garden. Ceiling light point, radiator, moulded skirting boards, engineered wooden flooring.

BATHROOM/WC: (7'7" x 6'5") (2.30m x 1.95m) low level wc, pedestal wash handbasin, bath cubicle with wall mounted shower, glass shower screen and tiled surrounds. Shaving point, ceiling light point, extractor fan, laminate flooring.

LIVING ROOM: (11'10" x 11'10") (3.61m x 3.61m) lovely main reception room with wide angled bay comprising 3 sash windows to front elevation, engineered wooden flooring, ornate ceiling corning and central ceiling rose, ceiling light point, radiator.





OUTSIDE

REAR GARDEN: two large wooden decked terrace areas, perfect for alfresco dining. Remainder of the garden is laid to lawn with stepping stones lead to garden room (currently used as home office) with lighting and power. Mature trees and shrubs to borders provide degree of privacy.

GARDEN STUDIO: (12'7" x 8'1") (3.83m x 2.46m) accessed from the private rear garden via French doors. Power, lighting and internet connected. Currently utilised as a home office.

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 25 March 1987. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £50. This information should be checked by your legal adviser.

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

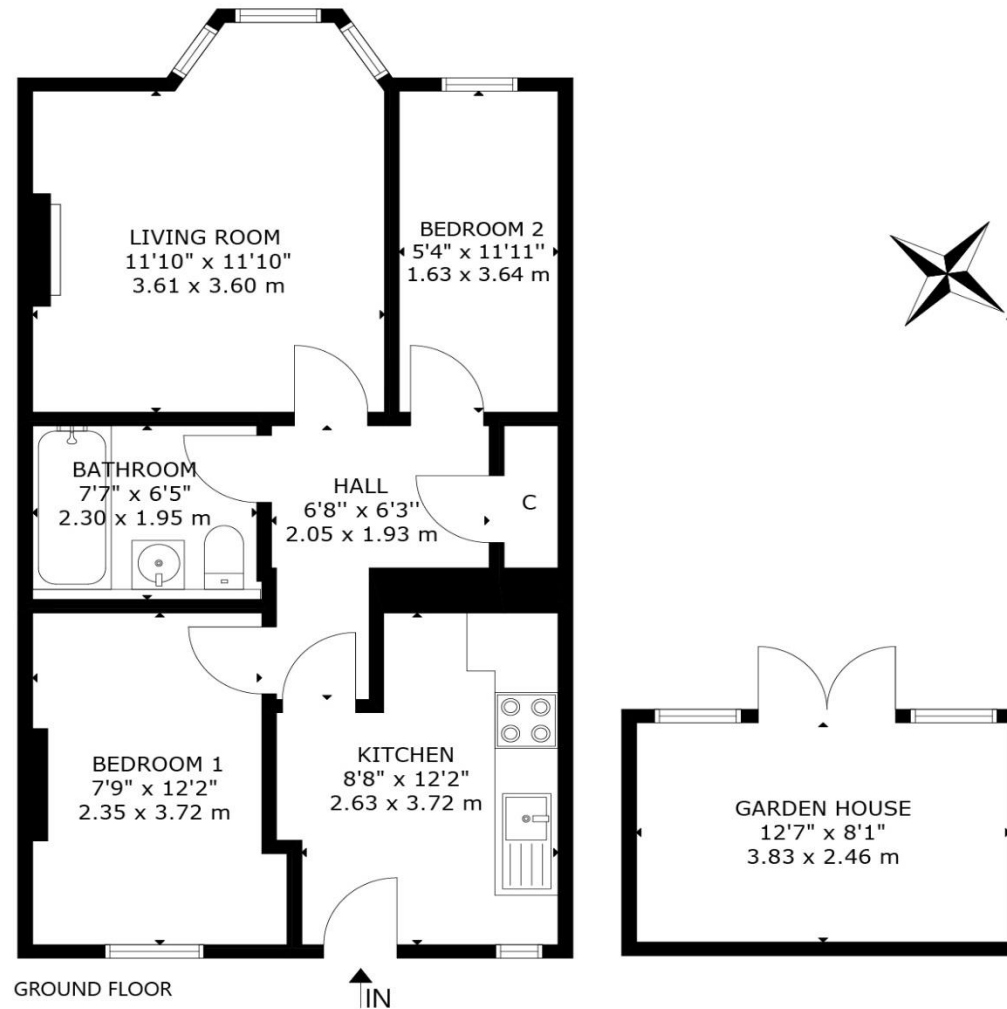
PLEASE NOTE:

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 fully aware of the exact position prior to



EPC to follow

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



GROUND FLOOR

GARDEN FLAT, 3 GREENWAY ROAD, REDLAND, BS6 6SF
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 657 SQ FT / 61 SQ M
 GARDEN HOUSE 101 SQ FT / 9 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

Copyright © Nest Marketing
www.nest-marketing.co.uk