



Upper Malsonette, 91 Lower Redland Road

Guide Price £395,000

RICHARD
HARDING

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Redland, Bristol, BS6 6SW

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An incredibly well proportioned 3 double bedroom maisonette occupying the upper two floors of this attractive period building in the heart of Redland.

Key Features

- Offered with no onward chain making a prompt and convenient move possible.
- Great location within close proximity of Whiteladies Road, Redland Green park and bus connections to central areas. Durdham Downs and Zetland/Gloucester Road are also within easy reach.
- Accommodation: entrance at ground floor level with its own staircase rising through the maisonette with a landing, sitting room, kitchen, shower room and principal bedroom on the first floor and two further double bedrooms on the second floor.
- A family sized apartment in a great location.

ACCOMMODATION

APPROACH: via the communal front door, through a short communal hallway where you will find the main entrance to the upper maisonette straight ahead of you.

FIRST FLOOR

LANDING: staircase flows up into the property where there is a mezzanine half landing with doors off to the kitchen and shower room/wc. The stairs continue up to the main first floor landing where there are further doors off to the living room and bedroom 1. Door entry intercom, radiator, wall mounted thermostat control. Stairs continuing up to the second floor.

SITTING ROOM: (16'2" max x 15'8" max into bay) (4.92m x 4.78m) a lovely broad reception room with high ceilings, bay window to front comprising four sash windows with further sash window beside, feature fireplace, radiator.

KITCHEN: (9'7" x 9'3" max into chimney recess) (2.92m x 2.81m) a fitted kitchen comprising base and eye level cupboards and drawers with roll edged worktop, inset stainless steel sink and drainer unit, integrated stainless steel electric oven with 4 ring ceramic hob over, plumbing for washing machine, appliance space for fridge/freezer, sash window to rear. Built-in shelving, radiator.

SHOWER ROOM/WC: white suite with large walk-in shower area with system fed shower and glass shower screen, low level wc and pedestal wash basin, window to side.

BEDROOM 1: (14'7" x 10'7" max into chimney recess) (4.44m x 3.22m) a good sized double bedroom with high ceilings, period fireplace, radiator and window to rear.

SECOND FLOOR

LANDING: a spacious landing with Velux skylight window providing natural light through the landing and stairwell, doors lead off to bedroom 2 and bedroom 3.

BEDROOM 2: (front) (16'3" max into chimney recess x 10'11" max into dormer window) (4.95m x 3.32m) a large double bedroom with double glazed windows to front, radiator.

BEDROOM 3: (rear) (17'8" max taken below sloped ceiling x 10'7" max into chimney recess) (5.37m x 3.23m) a double bedroom with skylight window to rear, radiator.





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, with a new 999 year lease being created on the sale of the flat. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that a new management company will be formed between the owners of the two flats in the building on the sale of the apartment. 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 of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

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.

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Approximate Gross Internal Area = 102.38 sq m / 1102.0 sq ft



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