



Hall Floor Garden Flat, 91 Lower Redland Road  
Guide Price £285,000

RICHARD  
HARDING

# Hall Floor Garden Flat, 91 Lower Redland Road

Redland, Bristol, BS6 6SW

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A bright and spacious (over 600 sq. ft.) 1 double bedroom hall floor flat enjoying its own private rear garden.

## Key Features

- 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 hallway, bay fronted sitting room, separate kitchen/breakfast room, good sized double bedroom, shower room/wc and access to the private rear garden.
- 15ft x 15ft walled rear garden, providing a manageable amount of outdoor space to enjoy and entertaining.
- Offered with no onward chain making a prompt and convenient move possible.

## ACCOMMODATION

**APPROACH:** via main entrance door into the communal hallway where you will find the private entrance to the hall floor flat a short way along on the left hand side.

**ENTRANCE HALLWAY:** shaped entrance hallway with useful understairs recess, door entry intercom. Doors off to sitting room, double bedroom and kitchen/breakfast room.

**SITTING ROOM:** (front) (17'9" max x 11'4" max into chimney recess) (5.40m x 3.45m) a good sized sitting room with large double glazed window to front, radiator.

**BEDROOM:** (11'1" max x 10'4") (3.37m x 3.15m) a double bedroom with double glazed windows to rear, recessed wardrobe, radiator.

**KITCHEN/BREAKFAST ROOM:** (16'6" x 9'3" max into recess) (5.03m x 2.83m) a good sized kitchen/breakfast room with a range of base level kitchen units with roll edged worktop over and inset stainless steel sink and drainer unit. Plumbing for washing machine, further appliance space for cooker, double glazed window to side, wall mounted Vaillant gas central heating boiler, space for breakfast table and chairs, double glazed door to side accessing the rear garden, further door accessing:-

**SHOWER ROOM/WC:** (8'6" x 4'4") (2.59m x 1.32m) shower enclosure with electric shower, low level wc, pedestal wash basin, part tiled walls, radiator.

## OUTSIDE

**REAR GARDEN:** (approx. 15ft x 15ft plus additional side return courtyard area) (4.57m x 4.57m) a paved courtyard rear garden providing the perfect space for outdoor seating and entertaining, mainly laid to paving slabs with flower borders surrounding.





## 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 upon 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 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.

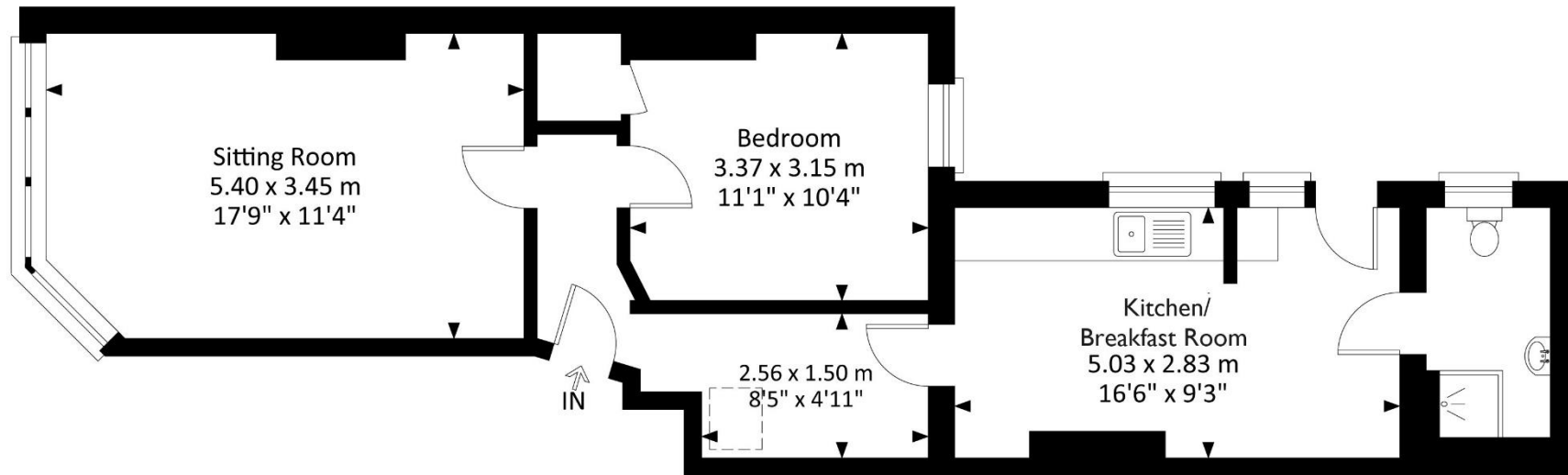


EPC to follow

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 = 57.97 sq m / 623.98 sq ft



## Ground Floor

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