



Garden Flat, 38 Hampton Road
Guide Price Range £475,000 - £500,000

RICHARD
HARDING

Garden Flat, 38 Hampton Road

Redland, Bristol, BS6 6HZ

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Nestled on one of Redland's most coveted roads- a substantial two double bedroom garden flat finished to a high standard throughout with its own private entrance and large private rear garden. To be offered to the market with no onward chain.

Key Features

- Occupying the lower ground floor of this handsome Victorian building, this stunning two double bedroom garden apartment is located on a well regarded road.
- Finished to a high standard throughout.
- Two double bedrooms.
- Large private rear garden & private entrance.
- Separate kitchen (14'8 x 9'9)
- Set within a favourably central location just a short stroll from Chandos and Whiteladies Roads and within easy reach of Gloucester Road and Cotham Hill, whilst Clifton Down train station is also within walking distance.
- Situated within the CN Residents' Parking Zone.
- To be offered to the market with no onward chain, enabling a prompt move for a potential purchaser

ACCOMMODATION

APPROACH: the property is accessed from the pavement via wrought iron gate between two impressive pillars, where immediately in front of you a staircase ascends to the communal front door. However, pathway steers left past the communal front garden where 5 steps descend down to the private entrance to the garden flat which can be found immediately on your right hand side. Beautiful front door with glass insert opens to:-

ENTRANCE VESTIBULE: laid to tiled flooring, cupboard to the right housing meters for the building (with a right of way for the other flats in the building for access to meters). Four-panelled wooden door with glass inserts to the left hand side opens to:-

ENTRANCE HALLWAY: An L shaped hallway providing access off to the principal rooms of the flat including kitchen, living room, bedroom 1, bedroom 2 and shower room. Laid to fitted carpet, moulded skirting boards, light point, fire alarm, carbon monoxide alarm, gas radiator, dado rail. A versatile wide space which could also be utilised as a secondary desk/study space.

LIVING ROOM: (16'10" x 13'7") (5.14m x 4.15m) a really well-proportioned versatile living room with enough space for sofas and dining table, desk etc., enjoys lovely light coming in from the rear elevation via three large sash windows set into bay overlooking the private garden, laid to wooden laminate flooring, moulded skirting boards, light point, gas radiator, tv point, internet point.

KITCHEN: (14'8" x 9'9") (4.48m x 2.98m) recently fitted by the current owners, comprising a range of wall, base and drawer units, roll edged quartz effect laminate worktop. Space for freestanding fridge/freezer, space for freestanding washer/dryer, gas oven with 4 ring induction hob over and Zanussi extractor hood above, decorative splashback tiles on three sides, cupboard housing the Vaillant combi boiler, light coming in from the rear elevation via large single sash window. Enough space for breakfast bar/table. Lino tiled effect flooring. Part glazed wooden door with six-paned glass inserts and stained glass overhead leads out to private rear garden.

BEDROOM 1: (18'2" x 11'1") (5.53m x 3.39m) a really well-proportioned master bedroom with easily enough space for a king size bed, desk and wardrobes etc. dependent upon one's needs; laid to wooden laminate flooring, light coming from the front elevation via three large single sash windows set into bay which allow plenty of natural light through, moulded skirting boards, light point, gas radiator.





BEDROOM 2: (12'0" x 7'11") (3.65m x 2.42m) a good sized double bedroom with enough space for double bed, desk etc; laid to wooden laminate flooring, moulded skirting boards, gas radiator, light point, light coming in from the front elevation via a large single sash window with leafy outlook across towards the front communal garden.

SHOWER ROOM/WC: recently refurbished by the current owners, comprising lino effect tiled flooring, moulded skirting boards, low level wc, floor standing hand wash basin with stainless steel tap and extractor fan over, light point. Shower cubicle with glass insert and wall mounted shower head and controls, stylish splashback surround on three sides.

OUTSIDE

REAR GARDEN: an easy to maintain large private rear garden with paved seating area laid to patio tiles, perfect for al fresco dining. Two steps ascend to the main section of the garden which is predominantly laid to turf with borders containing a large tree and a mixture of plants & mature shrubs, brick boundaries on three sides.

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 24 June 1992. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £130. This information should be checked by your legal adviser.

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

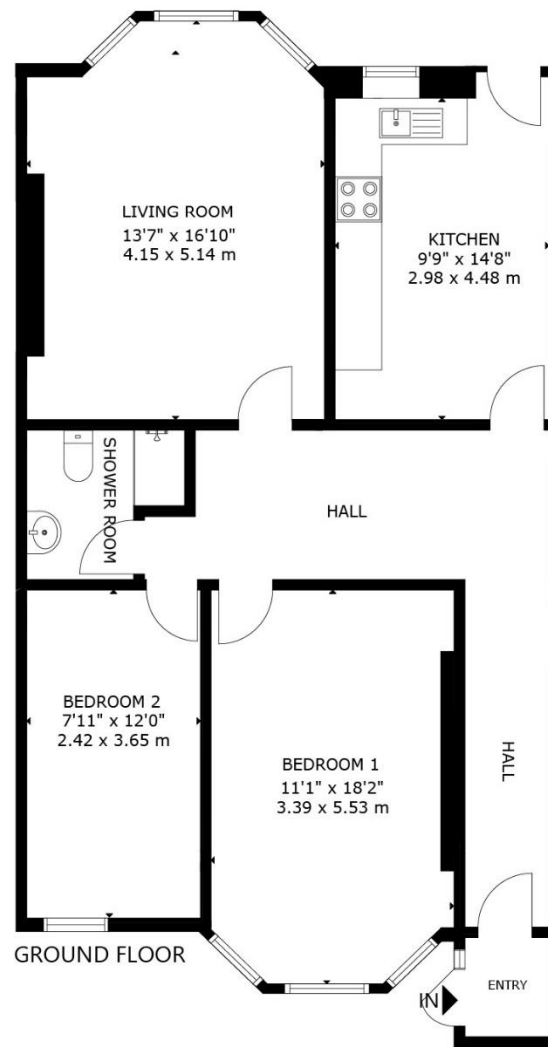
PLEASE NOTE:

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.



GARDEN FLAT, 38 HAMPTON ROAD, BRISTOL, BS6 6HZ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 926 SQ FT / 86 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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