



Garden Flat, Flat 1, 32 Chandos Road

Guide Price £395,000

RICHARD  
HARDING

# Garden Flat, Flat 1, 32 Chandos Road

Redland, Bristol, BS6 6PF

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An attractive 2 double bedroom (plus study) apartment with private front & rear gardens and allocated off-street parking space, set within an appealing Victorian building. Offered to the market with no onward chain.

## Key Features

- Highly favoured and popular location on Chandos Road and benefitting from all the shops, cafes, restaurants and amenities that this road has to offer; convenient for Whiteladies Road, city centre and Redland train station.
- **Accommodation:** sitting/dining room, kitchen, inner hallway, study, bedroom 1, bedroom 2 and bathroom/wc.
- **Outside:** private front and rear gardens plus allocated off-street parking space.
- A well-presented apartment offering versatile accommodation, yet scope to modernise in the fullness of time.

## ACCOMMODATION

**APPROACH:** from the pavement, proceed through the gated front pillars along the pathway bearing to the right hand side of the building. The pathway leads to the rear of the property where the private entrance door can be found. Wooden door opens to:-

**SITTING/DINING ROOM:** (21'10" x 16'1") (6.65m x 4.90m) two ceiling light points, two windows overlooking the private rear garden, two radiators, skirting boards. Ample space for sofas and dining furniture. Door opening into inner hallway. Further door leading to:-

**KITCHEN:** (8'10" x 8'4") (2.69m x 2.54m) fitted with a matching range of wall, base and drawers units with roll edged beech-effect worktops and inset stainless steel sink, drainer unit and mixer tap over. Integrated appliances include electric oven, gas hob. Space and plumbing for washing machine and upright fridge/freezer. Wall mounted Vaillant combi boiler, ceiling light point, tiled surrounds, large opening/serving hatch into dining area, radiator, tile effect vinyl flooring.

**INNER HALLWAY:** two ceiling light points, radiator, doors leading to bedroom 1, bedroom 2, bathroom/wc and further door opening to:-

**STORAGE ROOM/STUDY:** (8'3" x 6'10") (2.25m x 2.09m) a generous space perfect for a home office or to provide general storage, with ceiling light point, skirting boards.

**BATHROOM/WC:** white bathroom suite comprising low level wc, wash handbasin set on vanity unit, panelled bath with electric shower over, tiled surrounds, shaver socket, ceiling light points, extractor fan, radiator, wood effect vinyl flooring.

**BEDROOM 1:** (17'1" x 8'3") (5.20m x 2.51m) a double bedroom with two sash windows overlooking the front garden, ceiling light point, built-in wardrobes with hanging rail and shelf above, telephone point, radiator, skirting boards.

**BEDROOM 2:** (13'11" x 7'5") (4.25m x 2.25m) a double bedroom with two sash windows overlooking the front garden, ceiling light point, coving, built-in wardrobe with hanging rail and storage shelving, skirting boards.





## OUTSIDE

**FRONT GARDEN:** mainly laid to lawn with a variety of mature hedges and plants to the borders (please note the area to the right hand side of the pathway is communal and is where the bins and recycling storage is kept).

**REAR GARDEN: (24'11" x 19'1") (7.59m x 5.81m)** access directly from the entrance door is a southerly facing paved patio area with outside light. Steps lead up to the level lawned area which has edged borders. The pathway is communal and gives access via a picket fence/gate to the parking area.

**PARKING:** the allocated parking space for the flat (as you look at the rear of the building) is to the far right hand side next to the stone wall.

## 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 1 January 1984 with an annual ground rent of £10 p.a. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £40. This information should be checked by your legal adviser.

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

### PLEASE NOTE:

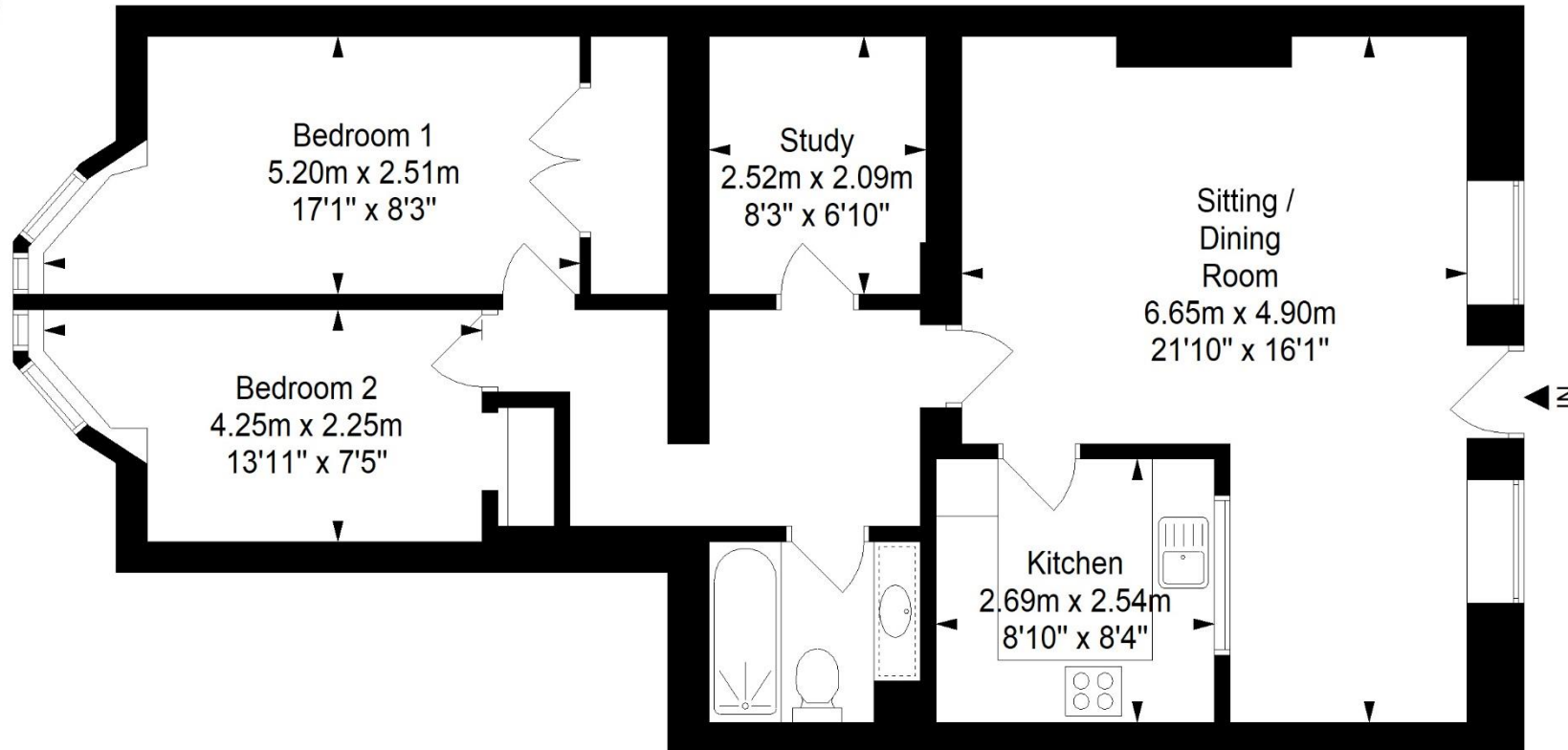
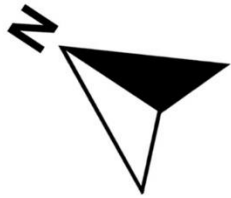
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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 = 77.6 sq m/ 835.3 sq ft



**This floor plan has been drawn using RICS guidelines (GIA)**

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.  
All Efforts have been made to ensure its accuracy at time of print