



Penthouse, 10 Alexandra Apartments, Redland Court Road

Guide Price £650,000

RICHARD  
HARDING



# Penthouse, 10 Alexandra Apartments,

Redland Court Road, Redland, Bristol, BS6 7BF

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A particularly bright 2 double bedroom, 2 'bathroom' penthouse apartment with a stunning 'Tom Howley' kitchen/breakfast room (22ft x 14ft) both opening out onto a full width balcony with superb cityscape views.

## Key Features

- Benefits from lift access, secure underground parking space, communal gardens and bike racks.
- The apartment is set in a favoured, modern block in a coveted and leafy Redland location very close to Redland Tennis Club, Bowling Green, Redland Green and children's play area.
- Convenient for Redland railway station, local shopping on Whiteladies Road and Gloucester Road - all within 1km. Redland Green School AFP.
- **Accommodation:** entrance hallway, kitchen/dining room, living room, bedroom 1 with en-suite shower room/wc, bedroom 2, bathroom/wc.
- **Outside:** terrace (approx. 36ft wide x 6'7") with stunning far-reaching views.
- An excellent apartment with a light and airy feel - a very smart yet comfortable and homely atmosphere.





## ACCOMMODATION

**APPROACH:** level access is gained via the basement garage entrance, alternatively via the communal pedestrian entrance to Alexandra Apartments, four steps rise up to main section of communal hallway, stairs or lift rise to the top floor (4<sup>th</sup> floor on the lift). On exiting the lift the private entrance to this apartment is on the left hand side.

**ENTRANCE HALLWAY:** (10'0" x 9'1") (3.05m x 2.77m) a generous entrance hallway with doors leading off to kitchen/dining room and living room, bedrooms 1 and 2, bathroom, useful cloaks cupboard housing the electric consumer units, **Airing Cupboard** housing hot water tank and fitted shelving. Inset wall mounted electric radiator and heating control.

**KITCHEN/DINING ROOM:** (14'8" x 12'7") (4.47m x 3.83m) a stunning bespoke 'Tom Howley' kitchen with a range of wall and base units incorporating light granite working surfaces, 1½ bowl stainless steel sink complete with Quooker mixer tap providing cold and boiling water on request, integrated dishwasher and washing machine, lots of cupboard space, fitted larder cupboard and space for tall fridge/freezer, built in Neff electric 'slide & glide' oven and separate microwave/grill/oven above, large central kitchen island solid oak circular table, 3 ring Neff Tipp-Padd control induction hob with extractor hood above, recessed spotlights, floor to ceiling double glazed doors to the front elevation leading out onto a full width terrace with leafy and far reaching views across the city.

**LIVING ROOM:** (22'3" x 14'7") (6.78m x 4.44m) accessed either via glazed double doors from kitchen or via the entrance hall; full range of double glazed windows and doors to the front elevation opening out onto the full width terrace with stunning far reaching views, generous high ceilings, Dimplex radiator.

**BEDROOM 1:** (13'10" x 9'11") (4.22m x 3.02m) a generous double bedroom with full length double glazed windows to rear elevation overlooking a wooded backdrop and the sound of Redland Tennis Club in the distance, inset radiator, double wardrobe. Door to:-

**En-Suite Shower Room/wc:** (6'5" x 5'7") (1.95m x 1.70m) white suite comprising low level wc, pedestal wash hand basin, double shower cubicle with mains fed shower, partially tiled walls and floor, recessed spotlights, extractor.

**BEDROOM 2:** (12'5" x 9'4") (3.78m x 2.84m) two double glazed windows to rear elevation with similar wooded backdrop to bedroom 1, built-in wardrobe, Dimplex radiator.

**BATHROOM/WC:** (7'9" x 6'6") (2.36m x 1.98m) low level wc, pedestal wash hand basin, panelled bath with overhead shower and shower screen, tiled floor, partially tiled walls, recessed spotlights, extractor fan, heated towel rail.

## OUTSIDE

**TERRACE:** (approx. 36'0" wide x 6'7") (10.97m x 2.00m) terrace with cast iron balustrade and wooden handrail, a real outdoor room with stunning far reaching views.



**SHARED STORAGE CUPBOARD:** there is a storage cupboard located in the communal hallway shared with one other flat.

**PARKING:** secure underground parking space marked '82'. Visitor parking at street level.

**COMMUNAL BIKE RACKS & COMMUNAL BIN STORE.**

## **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 March 2004 with an annual ground rent payable of £225. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the annual service charge is £3,288. This information should be checked by your legal adviser.

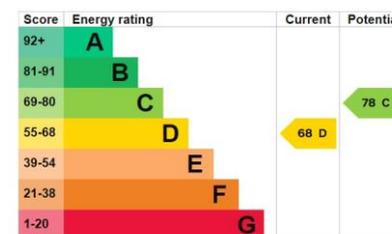
**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: E

### **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.



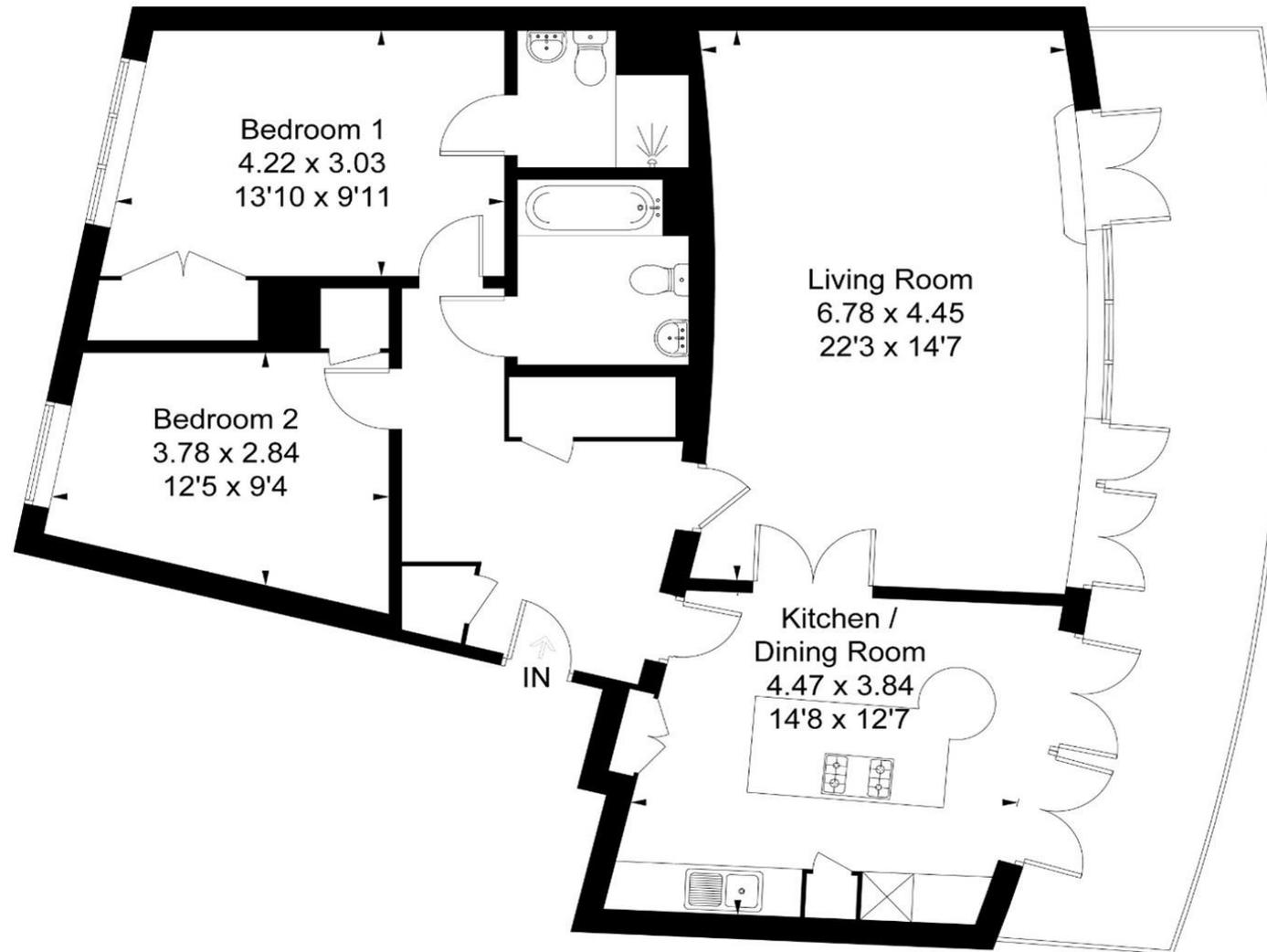
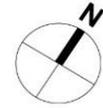
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





# Alexandra Apartments, Redland Court Road, Redland, Bristol, BS6 7BF

Approximate Area = 102.1 sq m / 1100 sq ft



## Fourth Floor

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 254686