



Hall Floor Garden Flat, 23 Montrose Avenue

Guide Price £465,000

RICHARD
HARDING

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Redland, Bristol, BS6 6EH

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A 3 bedroom hall floor garden apartment with level access and allocated off street parking. 1 of 3 flats within a converted Victorian building situated in a quiet residential district on the borders of Redland and Cotham.

Key Features

- An appealing Victorian apartment notable for its high ceilings, flexible accommodation, quiet location, garden and parking.
- Allocated off street parking to the front of the property.
- Situated in the Cotham and Redland Conservation Area and within the CM Residents Parking Zone.
- Nearby green space at Cotham Gardens and Lovers Walk and equidistant from Whiteladies Road and Gloucester Road shopping districts. Also close to Redland train station and the BRI hospital and city centre are also a walkable distance.
- 52ft private rear garden.
- No onward chain making a prompt move possible.

ACCOMMODATION

APPROACH: over decorative tiled path to communal entrance which opens to:-

COMMUNAL HALLWAY: small hallway at the foot of the stairwell which rises to the first floor. Cupboard and high ceilings with mouldings. Private entrance at hall floor level leads to:-

HALLWAY: central hallway running through the core of the flat with high ceilings, radiator, intercom entry phone, wall mounted heating controls. Ceiling lowers into the rear part of the flat with understairs storage cupboard with wooden slatted shelf and ceiling hatch.

SITTING ROOM: (20'3" x 13'0") (6.18m x 3.96m) wide angled bay to front elevation with wood framed sash windows, high ceilings with ornate ceiling mouldings and central ceiling rose, boarded fireplace (not in use), radiator and Virgin media and telephone point.

BEDROOM 2: (13'7" x 8'11") (4.15m x 2.72m) wood framed sash window to front elevation overlooking the parking area, high ceilings continue with simple ceilings mouldings and central ceiling rose. Picture rail, radiator and shelving to one side of the former chimney breast.

BEDROOM 3: (11'5" x 6'8") (3.48m x 2.02m) upvc double glazed window to rear elevation overlooking the garden with radiator.

BEDROOM 1: (13'1" x 12'3") (4.0m x 3.74m) double glazed wood framed sash windows to rear elevation overlooking the garden and set into a wide angled bay. High ceilings and radiator.

SHOWER ROOM/WC: pedestal handbasin, close coupled wc, raised shower cubicle with electric Triton shower. Radiator, partially tiled walls and extractor fan.

KITCHEN: (15'11" x 7'11") (4.86m x 2.41m) upvc double glazed window and matching obscure glazed door to side elevation overlooking and accessing the garden. L-Shaped roll-edged kitchen worksurface with splash back tiling, integrated stainless steel sink with mixer tap. Appliance spaces for undercounter oven, washing machine and fridge. Wall mounted Vaillant ecoFIT Pure boiler. Radiator and internal door through to:-

CLOAKROOM: obscure glazed upvc window to side elevation overlooking the rear with close-couple wc, handbasin and fixed wall mirror.





OUTSIDE

REAR GARDEN: (52'6" x 26'3) (16m x 8m) accessible from the Kitchen or via private door from the common area, a long, rectangular rear garden predominantly laid to lawn with a hardstanding area abutting the property. Side path, timber fence borders to side with stone wall to rear around a central fruit tree and a masonry outbuilding with two side windows in the corner.

PARKING: off street parking to the front of the property on stone chipped driveway.

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 25 March 1980. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £60. This information should be checked by your legal adviser.

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

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.

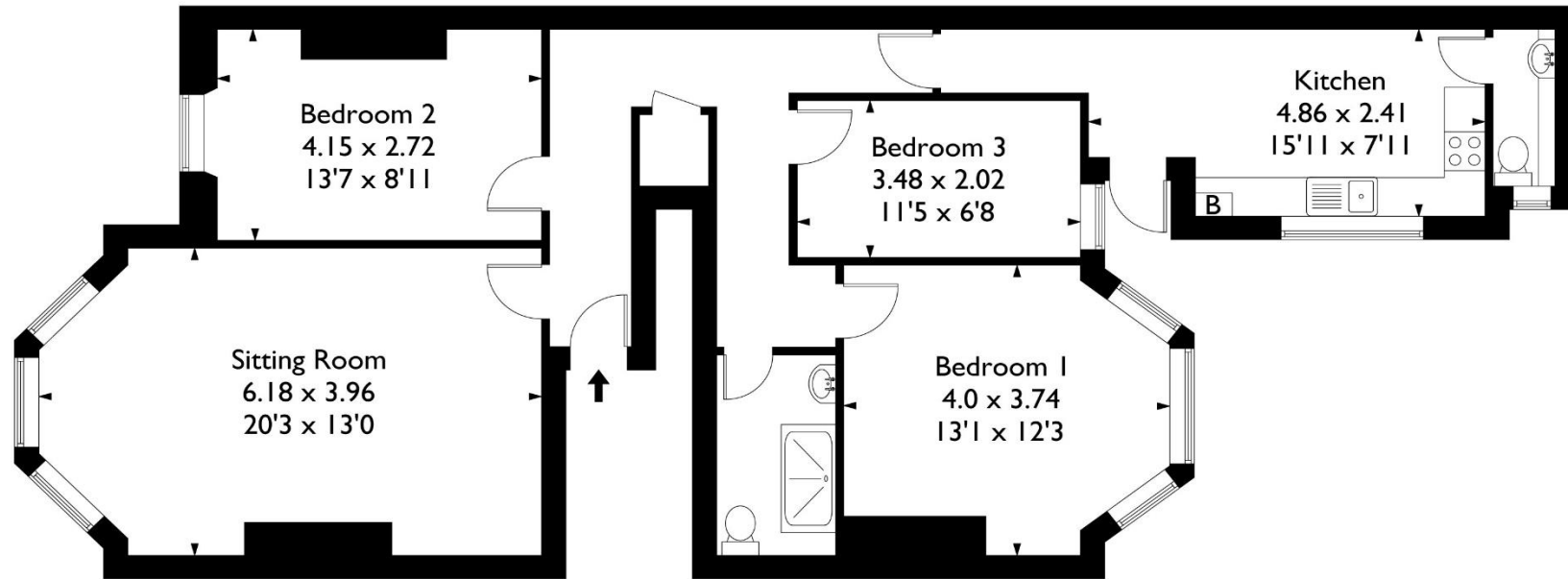


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	71 C
39-54	E		
21-38	F		
1-20	G		

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

Montrose Avenue, Redland, Bristol BS6 6EH

Approximate Gross Internal Area 87.10 sq m / 937.10 sq ft



Ground Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.