



Flat 5 Grange Court, 34 Passage Road

Guide Price £289,950

RICHARD
HARDING

Flat 5 Grange Court, 34 Passage Road

Westbury-on-Trym, Bristol, BS9 3HP

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HARDING

A second floor 2 double bedroom purpose built apartment with balcony, communal gardens and garage. Well-presented throughout and conveniently located in Westbury-on-Trym village. No onward chain.

Key Features

- Two double bedrooms and a balanced layout.
- Full ceiling height and windows in every room.
- Balcony with far reaching views from the second floor.
- Detached garage to the rear of the property.
- Front and rear communal gardens.
- No onward chain.

ACCOMMODATION

APPROACH: the property is approached over front path to communal entrance doors with intercom entry system, opening to:-

COMMUNAL HALLWAY: with front and rear access with straight staircases providing access to two apartments per level with an abundance of natural light from large windows on each floor. A private door on the second floor landing on the left leads into:-

CENTRAL HALLWAY: a central hall which all rooms pivot from, intercom entry phone, radiator, storage cupboard housing meters and consumer unit.

KITCHEN: (11'10" x 11'1") (3.61m x 3.39m) upvc double glazed window to front elevation with deep sill below and far reaching views towards the Blaise Estate. Wood effect roll edged worktops, stainless steel 1½ bowl sink with drainer to side and swan neck mixer tap over, 4 ring electric oven/hob with electric double oven below and stainless steel extractor hood over, eye and floor level kitchen units, display shelves, undercounter washing machine and freestanding fridge/freezer. Further work surface area with undercounter storage below. Opening through to adjacent sitting/dining room.

SITTING ROOM: (19'4" x 15'0") (5.90m x 4.57m) upvc double glazed window and double opening doors to front elevation with far reaching views which open onto balcony at second floor level, radiator, flame effect electric fireplace.

BEDROOM 1: (12'0" x 10'11") (3.65m x 3.33m) upvc double glazed window to rear elevation overlooking rear communal space, garages and a direct view of the church, with deep sill and radiator on opposing wall.

BEDROOM 2: (11'11" x 8'11") (3.62m x 2.71m) upvc double glazed window to the rear elevation with deep sill and direct views over church, radiator and a series of built-in wardrobes along one wall.

BATHROOM/WC: partially obscured upvc double glazed window to the rear elevation with deep tiled sill which extends with metro tiling to around the bath enclosure, acrylic bath with mixer tap, electric Triton shower over with shower curtain, pedestal hand basin with mixer tap, close coupled wc, heated towel rail, tiled floor, mirrored medicine cabinet, wall mounted heater and **Airing Cupboard** housing hot water cylinder with wooden slatted shelving.





OUTSIDE

BALCONY: a north west facing second floor balcony with wrought iron balustrade provides pleasant far reaching tree-lined views over the surrounding area towards the Blaise Estate and is open to the west elevation for evening sun.

COMMUNAL GARDENS: there are long lawned communal gardens to the front elevation which front onto Passage Road. Bin storage is provided behind the garages and recycling bins are stored at the side of the property. A further rear communal garden can be accessed via side shared driveway via pedestrian gate or from the building itself at the ground floor level via pedestrian door. The rear communal garden is predominantly laid to hardstanding around a central oval lawn with some outdoor seating. A further area of lawn to the other side of the building provides two washing lines for use of residents within the building.

GARAGE: (15'7" x 7'9") (4.76m x 2.37m) accessed via a shared driveway (shared between residents of Grange Court and some of the houses on Passage Road), a series of garages can be found on the right hand side. The garage for this property can be found straight ahead and is a detached prefabricated concrete construction with shallow pitched roof and standard up and over door onto hard standing area. The garage has space for one small city car.

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 2 May 1989. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the quarterly service charge is £454.54. 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		77 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

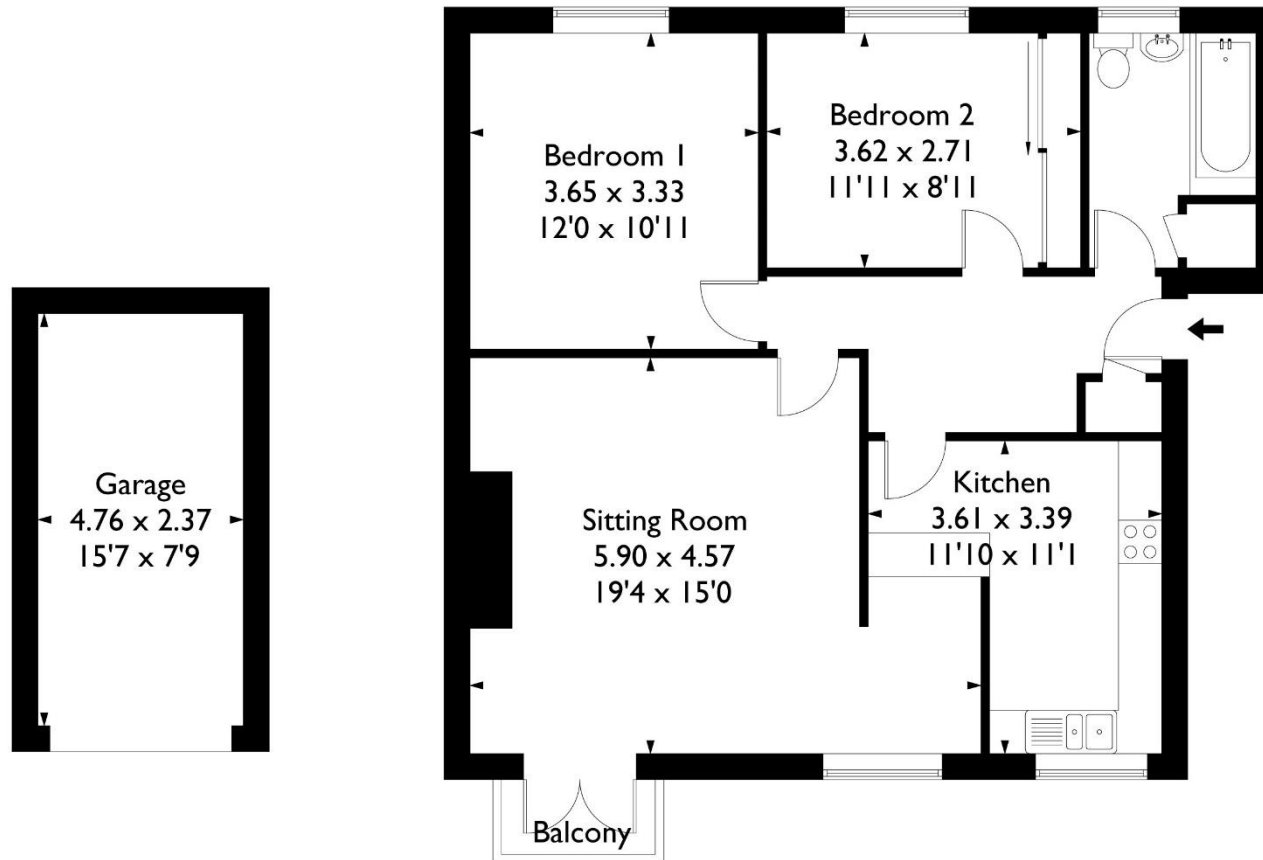
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

Grange Court, Westbury on Trym, Bristol BS9 3HP

Approximate Gross Internal Area 69.30 sq m / 745.60 sq ft

Garage Area 11.28 sq m / 121.41 sq ft

Total Area 80.58 sq m / 867.01 sq ft



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.