



Upper Maisonette, 11a Grange Court Road
Guide Price £435,000

RICHARD
HARDING

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Henleaze, Bristol, BS9 4DP

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A bright and spacious, circa 1260 sq. ft., 2 double bedroom, 2 shower room, stone fronted upper maisonette located on a highly sought after road close to Durdham Downs, benefiting from a private level rear garden and no onward chain.

Key Features

- **Superb location on a wide attractive side road situated conveniently between the amenities of Henleaze Road and Westbury-on-Trym village.**
- **Ground Floor:** entrance hallway, understairs storage cupboard, stairs leading to first floor landing.
- **First Floor:** landing, kitchen/dining room, sitting room, bedroom 1 with en suite shower room and family shower room/wc. Stairs ascend to second floor landing.
- **Second Floor:** landing, access to loft space (boarded), bedroom 2.
- **Gas central heating and double glazing throughout.**
- **A unique period upper maisonette which has the scope to modernise in the fullness of time.**
- **No onward chain.**

ACCOMMODATION

APPROACH: from the pavement proceed up the pathway to the left hand side of the building where the private entrance door can be found on the right hand side. Part glazed front door leads into:-

ENTRANCE HALLWAY: ceiling light point, tile effect vinyl flooring, understairs storage cupboard, stairs ascend to first floor landing.

FIRST FLOOR

LANDING: ceiling light points, obscured double glazed window to front and side elevations, two radiators, stairs ascend to top floor landing. Doors radiate to kitchen/dining room, sitting room, bedroom 1 and shower room/wc.

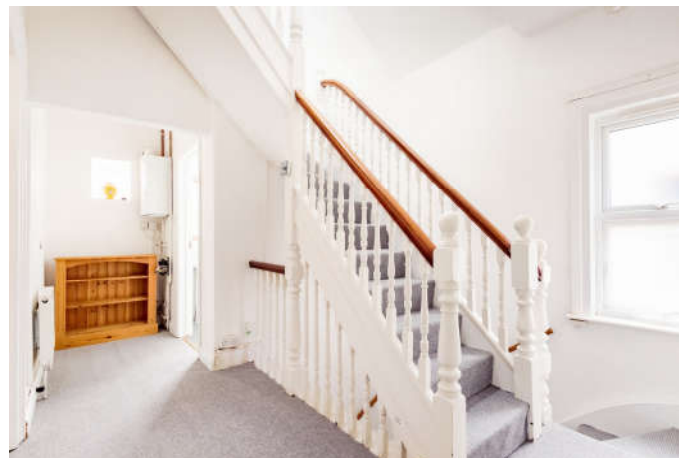
KITCHEN/DINING ROOM: (21'1" x 11'10") (6.43m x 3.60m) a spacious room with generous ceiling height, two ceiling light points, two double glazed windows overlooking the rear elevation with leafy outlook. Kitchen comprises of wall, base and drawer units with wood effect laminate worktop over, ceramic 1½ bowl sink with drainer unit to one side and mixer tap over, integrated appliances include single oven with electric hob with extractor fan over, fridge/freezer. Space for washing machine and dishwasher. Ample space for dining room furniture and sofas if one wishes. Radiator, laminate wooden flooring, moulded skirting boards.

SITTING ROOM: (15'0" x 13'7") (4.58m x 4.14m) (currently arranged as a bedroom) tall ceilings, ceiling light point, double glazed window overlooking the rear elevation, radiator, painted fireplace (which has been boarded), moulded skirting boards.

BEDROOM 1: (17'11" x 14'6") (5.45m x 4.41m) a large double bedroom with bay to front elevation comprising of three large double glazed windows, tall ceilings, ceiling light point, cornicing, radiator, tall moulded skirting boards. Door leads to:-

En Suite Shower Room/wc: a modern suite comprising of low level wc, wash hand basin set on vanity unit, corner shower enclosure with system fed shower over, tiled surrounds, ceiling light point, extractor fan, wall mounted towel radiator, tiled flooring, moulded skirting boards.

SHOWER ROOM/WC: a modern suite comprising low level wc, pedestal wash hand basin, large shower enclosure with system fed waterfall shower plus detachable hand shower over, tiled walls, wall mounted towel radiator, obscure double glazed window to the front elevation.





TOP FLOOR

LANDING: ceiling light point, Velux skylight, radiator, access to loft/eaves storage which is currently boarded and has a ceiling light point. Door leading to:-

BEDROOM 2: (19'3" x 11'4") (5.87m x 3.45m) a double bedroom with large double glazed windows to front elevation, ceiling light point, built in storage cupboard, radiator, tall moulded skirting boards.

OUTSIDE

STORAGE ENCLOSURE: located at the rear of the property a useful space to store outdoor equipment.

PRIVATE REAR GARDEN: (approx. 40ft x 15ft) (12.19m x 4.57m) paved pathway leads to raised wooden decked area. There is an array of mature trees, shrubs and flowers to the borders. The garden is enclosed by a mixture of brick, wall and fence boundaries.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

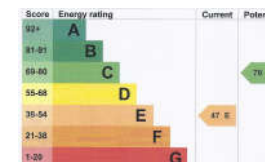
FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is a freehold flat and owns the freehold to the building. The ground floor flat is party to a 125 year lease from 1996. This information should be checked with your legal adviser.

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

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.



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 Road, Henleaze, Bristol, BS9 4DP

Approximate Gross Internal Area = 117.24 sq m / 1261.96 sq ft

Loft Area = 29.18 sq m / 314.09 sq ft

Total Area = 146.42 sq m / 1,576.05 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.