



Garden Flat, 20a Ashgrove Road

Guide Price £475,000

RICHARD
HARDING

Garden Flat, 20a Ashgrove Road

Redland, Bristol, BS6 6NA

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A well-proportioned 2 double bedroom garden apartment with a private front and rear gardens. Benefiting from private entrance, separate kitchen, family bathroom, study and separate cloakroom room. Situated in an excellent tree-lined road immediately adjacent to Whiteladies Road. No onward chain.

Key Features

- Set within an attractive stone fronted mid-Victorian building with almost immediate access onto Whiteladies Road.
- Situated within the CN residents parking zone and the Whiteladies Road conservation area.
- Within easy reach of the cafes, shops and restaurants on Whiteladies Road and Cotham Hill, easy access to Clifton Down railway station and within walking distance of the university and city centre.
- An internally managed building benefiting from a share of the freehold and a 999 year lease.
- Benefiting from a private entrance.
- Fully double glazed throughout with gas fired central heating, windows on 3 elevations and generous ceiling height.
- Beautiful front and rear gardens.
- No onward chain.

ACCOMMODATION

APPROACH: approached via wrought iron pedestrian gate between stone pillared entrance over stone paved pathway adjacent to private front garden and shared communal bins store. Pathway to the side leads down a short shallow flight of steps with handrail proceeding either straight ahead to garden or private glazed wood effect door leading into the apartment.

ENTRANCE HALLWAY: a short hallway which widens to a large central hall which provides access to all rooms within the apartment with wood effect flooring, column radiator, wall mounted heating controls, door into:

KITCHEN: (16'0" x 6'6") (4.87m x 1.98m) long galley style kitchen with dual aspect with UPVC double glazed window to side elevation and further UPVC double glazed window and door to rear elevation opening onto garden. Eye level kitchen units with display cabinets along the outer wall, splash back tiling below with stainless steel splash back extractor hood over four ring induction hobs with electric oven below, roll edged work surfaces with under counter units, draws and space for washing machine. On opposing wall further work surface with space for under counter dishwasher, space for free standing fridge/freezer and further worksurface into alcove with space above for microwave and radiator below. Additional storage cupboards on opposing wall, shelving over alcove and tiled flooring throughout.

SITTING ROOM: (16'10" x 15'7") (5.14m x 4.76m) wood framed double glazed sash windows to front elevation into angled window bay with pleasant street scene views directly overlooking front garden with deep sills, virgin media connection, central ceiling rows with ceiling mouldings, radiator, white marble fireplace surround and mantle with central cast iron insert fireplace and granite hearth. Built in wooden dresser to one side of the chimney breast.

STUDY: internal room which currently acts as a study but with ceiling height consumer unit storage shelving, power and lighting.

CLOAKROOM: partially obscured wood framed double glazed window to side elevation with exposed stone walls, shelving below, pedestal hand basin with mixer tap, close coupled WC, mirrored medicine cabinet, wall mounted Worcester boiler, heated towel rail, cat flap and wood effect flooring continues from the hallway.





BEDROOM 1: (14'1" x 12'3") (4.28m x 3.73m) wood framed doubled glazed sash window to rear elevation directly overlooking rear garden with radiator below and deep sill with potential for window seat, wide alcove in place of former fireplace with built in wardrobes to one side.

BEDROOM 2: (14'1" x 9'7") (4.3m x 2.92m) wood framed double glazed double doors opening directly onto rear garden, radiator and head height storage alcove.

BATHROOM/WC: internal room with fitted suite comprising corner acrylic bath with 'Grohe' mixer tap, pedestal hand basin, close coupled WC, tessellated tiled splash back around to half wall height along half of the bathroom, matching tessellated tiles in the shower cubicle with mains fed mixer shower, heated towel rail, tiles flooring and wall mounted extractor fan.

OUTSIDE

FRONT GARDEN: south-easterly facing garden at the front of the property. The pathway and side flower bed are communal to the building. The larger garden is private to this apartment with attractive and well stocked flower bed on 4 sides with cherry tree to front around a central lawn.

REAR GARDEN: north, north-westerly facing rear garden accessed via kitchen, bedroom 2 or side passageway. A fully enclosed rear garden set slightly above the property is laid predominantly to patio and stone paving with a mixture of bedded areas, perennial plants and 3 pear trees 2 of which are escalated against the side fence. There is a large, pitched roof timber shed with window and door to the rear corner with a smaller shed to side and an outside water and power supply in the lower courtyard area immediately abutting the property with further space for seating.

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 under lease for the remainder of a 999-year lease from 1982. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £75. 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.

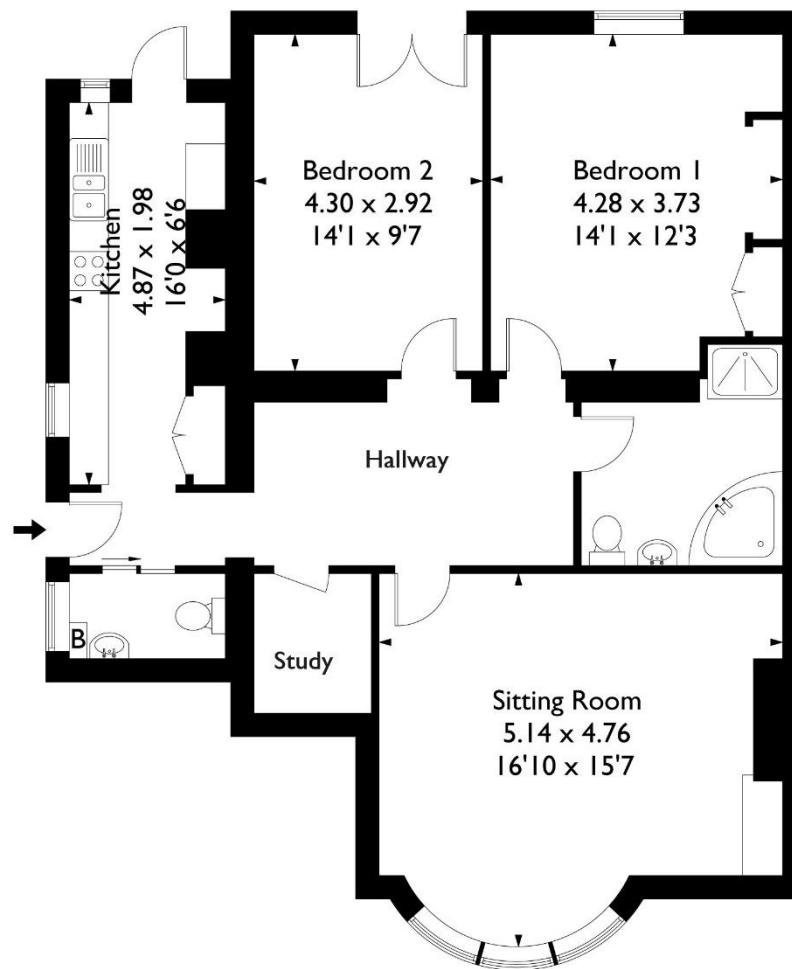


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	77 C
39-54	E		
21-38	F		
1-20	G		

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

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Approximate Gross Internal Area 87.5 sq m / 942.3 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.