



Hall Floor Flat, 131 Redland Road
Guide Price £395,000

RICHARD
HARDING

Hall Floor Flat, 131 Redland Road

Redland, Bristol, BS6 6XX

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A stylishly presented and recently renovated 2 double bedroom, hall floor apartment set within an elegant Bath stone semi-detached Victorian period building, having an open plan kitchen/dining/living space (21ft x 14ft) and well-kept communal garden.

Key Features

- Thoroughly renovated by the current owners to a high standard throughout.
- Located on the hall floor and thus benefiting from a bright and airy feel with very high ceilings and large sash windows with the benefit of fitted blinds.
- Retaining a wealth of period features.
- Conveniently located in the heart of Redland – close to the green spaces of Redland Green Park, Cotham Gardens and The Downs. Only a short walk to the amenities of Whiteladies Road with Chandos Road and North View being only a little further afield, the property is also within 0.3 miles of Redland Green Secondary School.
- Two double bedrooms.
- Situated within the mixed CN and RD residents parking scheme.

ACCOMMODATION

APPROACH: from the pavement steps ascend and pass the front garden up to the communal upvc front door opening to:-

COMMUNAL ENTRANCE HALL: a well-maintained and well-lit space, staircase ascends to the upper levels of the building, integrated post trays immediately on your left hand side. On your right hand side the private entrance to the hall floor flat can be found immediately in front of you. Wooden door opens into:-

L SHAPED ENTRANCE HALLWAY: providing access off to the principal rooms of the flat including bedroom 1, bedroom 2, shower room/wc and kitchen/dining/living space. Laid with wooden laminate flooring, moulded skirting boards, gas radiator, intercom entry system, light points.

SHOWER ROOM/WC: a recently fitted bright and white suite comprising low level wc, shower cubicle with glass insert and stylish tiled splashbacks, wall mounted stainless steel shower head and controls, wall mounted wash hand basin with chrome tap, light coming in to an extent via the side elevation via partially frosted upvc double glazed window, extractor fan, stylish tiled flooring.

BEDROOM 1: (14'10" x 11'2") (4.52m x 3.40m) laid with fitted carpet, moulded skirting boards, light point, gas radiator, light coming in from the rear elevation via multi-paned single sash window with leafy outlook across towards the communal gardens to the rear. A well-proportioned master bedroom with easily enough space for a king sized bed, desk, wardrobe etc dependent upon one's needs.

BEDROOM 2: (9'2" x 7'7") (2.79m x 2.31m) laid with fitted carpet, skirting boards, dado rail, gas radiator, light point, light coming in from the rear elevation via upvc single sash window with leafy outlook across towards the rear elevation with curtain rail over, well-proportioned double second bedroom.

OPEN PLAN KITCHEN/DINING/LIVING SPACE: (21'2" x 14'10" max into bay) (6.45m x 4.52m) measured as one but described separately as follows:-

Kitchen: recently fitted by the current owners to a high standard, comprising of a variety of wall, base and drawer units, stunning square edged quartz worktops, space for free standing fridge/freezer, integrated gas oven with 4 ring induction hob over, inset ceiling downlights, extractor fan, ceramic 1½ bowl sink with chrome swan neck mixer tap and integrated drainer unit beside, wooden laminate flooring.





Dining/Living Space: wooden laminated flooring continues, moulded skirting boards, lots of light flooding in from the bay to the front elevation with light coming in via three large single sash windows with leafy outlook across towards the street scene, dado rail, internet point, tv point, light point.

OUTSIDE

COMMUNAL REAR GARDEN: accessed via concrete path leading from the front of the building around to the side behind a private gated area (open for the use of the garden flat). The communal gardens are well maintained, laid to lawn with small patio area featuring a garden shed to the rear.

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.

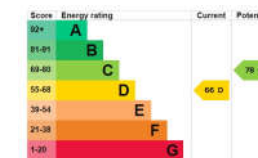
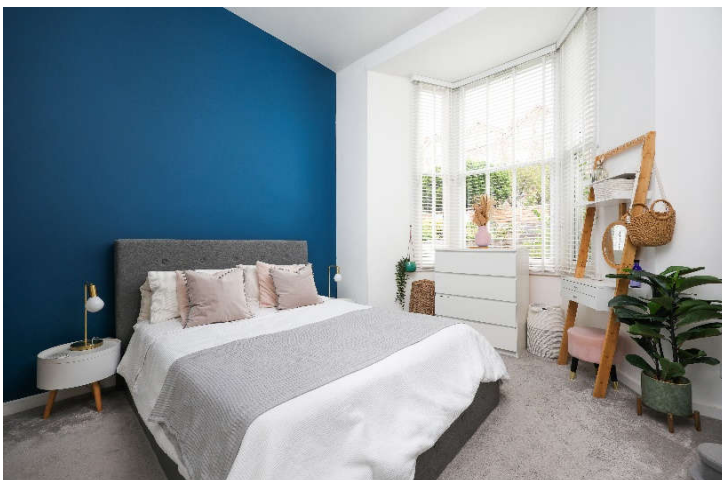
TENURE: it is understood that the property is leasehold for the remainder of a 999 year lease from 15 December 1977 with a ground rent of £10 p.a.. This information should be checked with your legal adviser.

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: B

PLEASE NOTE:

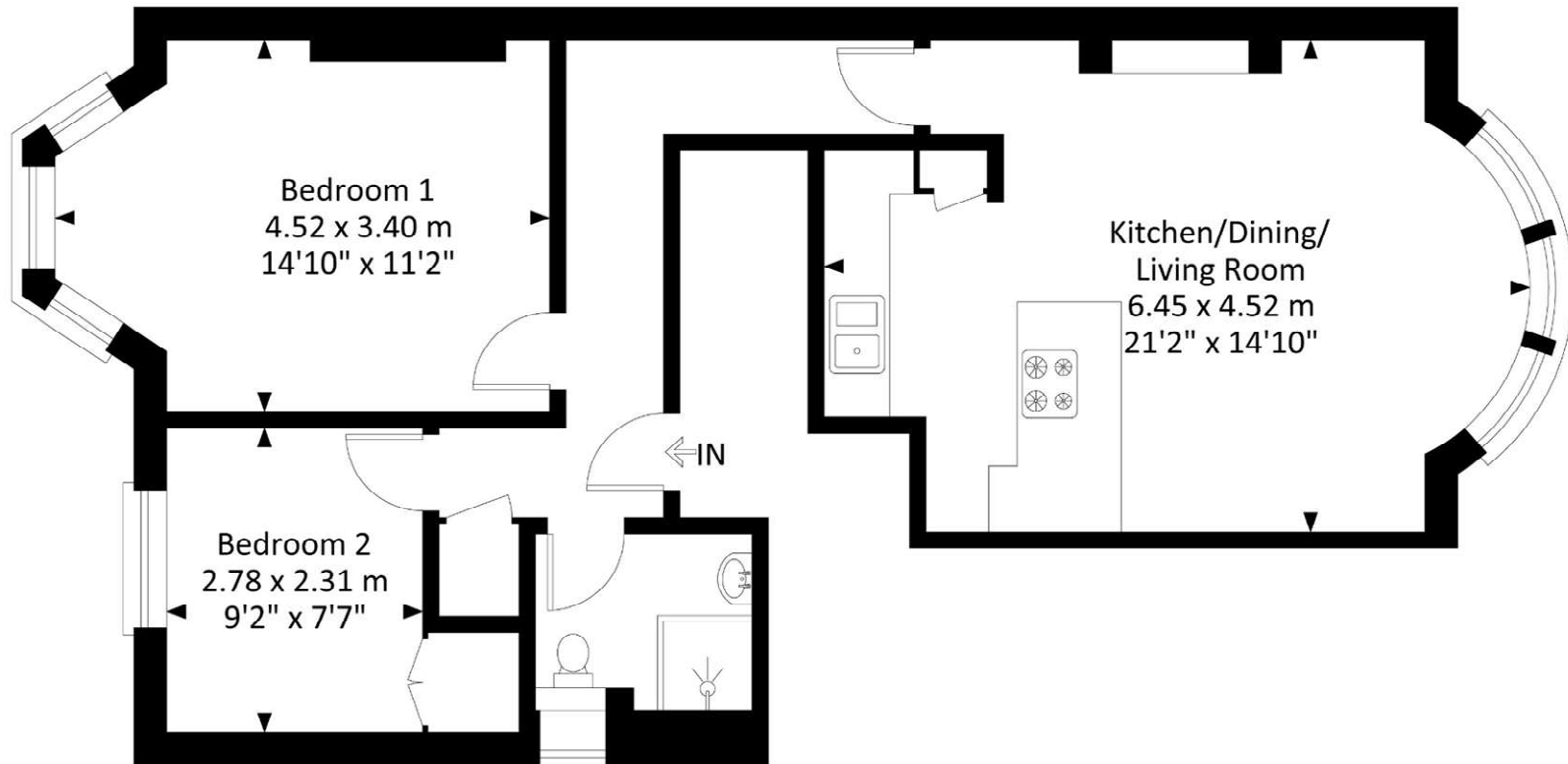
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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.



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

Flat, 131 Redland Road, Redland, Bristol, BS6 6XX

Approximate Gross Internal Area = 58.64 sq m / 631.19 sq ft



Ground Floor

Illustration for identification purposes only, measurements and approximate, not to scale.