



Hall Floor Flat, 24 Victoria Walk

Guide Price £295,000

RICHARD
HARDING

Hall Floor Flat, 24 Victoria Walk

Cotham, Bristol, BS6 5ST

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A stylishly presented one double bedroom apartment occupying the hall floor of a striking semi-detached early Victorian building situated in a first-class Cotham location, offered to the market with no onward chain.

Key Features

- Positioned on the hall floor and thus benefitting from a bright and airy feel with very high ceilings and large sash windows.
- Set within a popular and very central location close to so much - 500 metres from Cheltenham and Gloucester Road whilst convenient for the city centre and the academic and medical districts
- Benefits from use of a well-maintained communal garden.
- Double glazed wooden sash windows throughout which were replaced in 2019.
- Located in the KN residents parking zone.
- Offered with no onward chain to make a prompt move possible.



ACCOMMODATION

APPROACH: the property is accessed from pavement where level pathway leads beside two impressive stone pillars, where four steps ascend to the wooden communal entrance door with intercom entrance system.

COMMUNAL ENTRANCE HALLWAY: a well maintained space by the current management company, with access off to the hall floor apartments at this level. Staircase ascends to the upper levels of the building. Immediately in front of you is the private entrance to the hall floor flat via wooden door, which leads into:-

ENTRANCE HALLWAY: laid to wooden laminate flooring, light point, moulded skirting boards, two large storage cupboards, wall mounted coat hooks, secondary wooden door leads off to:-

KITCHEN/DINING/LIVING ROOM: (16'11" x 16'2") (5.16m x 4.93m) with laminate wooden flooring throughout; measured as one but described separately as follows:-

Kitchen: comprising a variety of wall, base and drawer units, integrated dishwasher, electric oven with 4 ring induction hob over and extractor hood above, stylish tiled brick splashback surrounds. Integrated appliances include fridge/freezer, microwave, slimline dishwasher and washer/dryer. Stainless steel sink with draining board to side and tap over, square edged laminated worktops. Light coming in from the side elevation via single sash window, ceiling light points.

Dining/Living Room: with light coming in from the rear elevation via multi-paned sash window with leafy outlook across towards the communal garden to the rear elevation plus elevated city views, ceiling light point, chimney alcove space with electric fireplace, moulded skirting boards, picture rail, tv point, internet point. Fixed shelving units into recesses. Wooden door leads off to:-





INNER HALL: with very useful loft storage area and walkway through to:-

DOUBLE BEDROOM: (19'3" max inclusive of inner hall x 13'2") (5.86m x 4.01m) laid to laminate wooden flooring, moulded skirting boards, light point, light coming in from the front elevation via multi-paned sash window. Access to a large wardrobe with hanging rail and shelving which also houses the Worcester gas boiler. Door leads off to:-

BATHROOM/WC: laid to tiled flooring, pedestal wash hand basin, low level wc, panelled bath with chrome tap and wall mounted shower head and controls above, extractor fan.

OUTSIDE

COMMUNAL GARDEN: well-maintained communal garden for the enjoyment of residents of the building.

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.

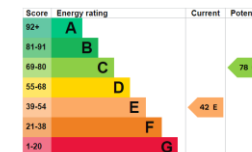
TENURE: it is understood that the property is Leasehold for the remainder of a 999 year lease from 1 March 1981 with a ground rent of £25 p.a. The Freehold is held by a management company 23/24 Victoria Walk of which all the flat holders are Directors, as such the ground rent is not collected. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £85. 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.



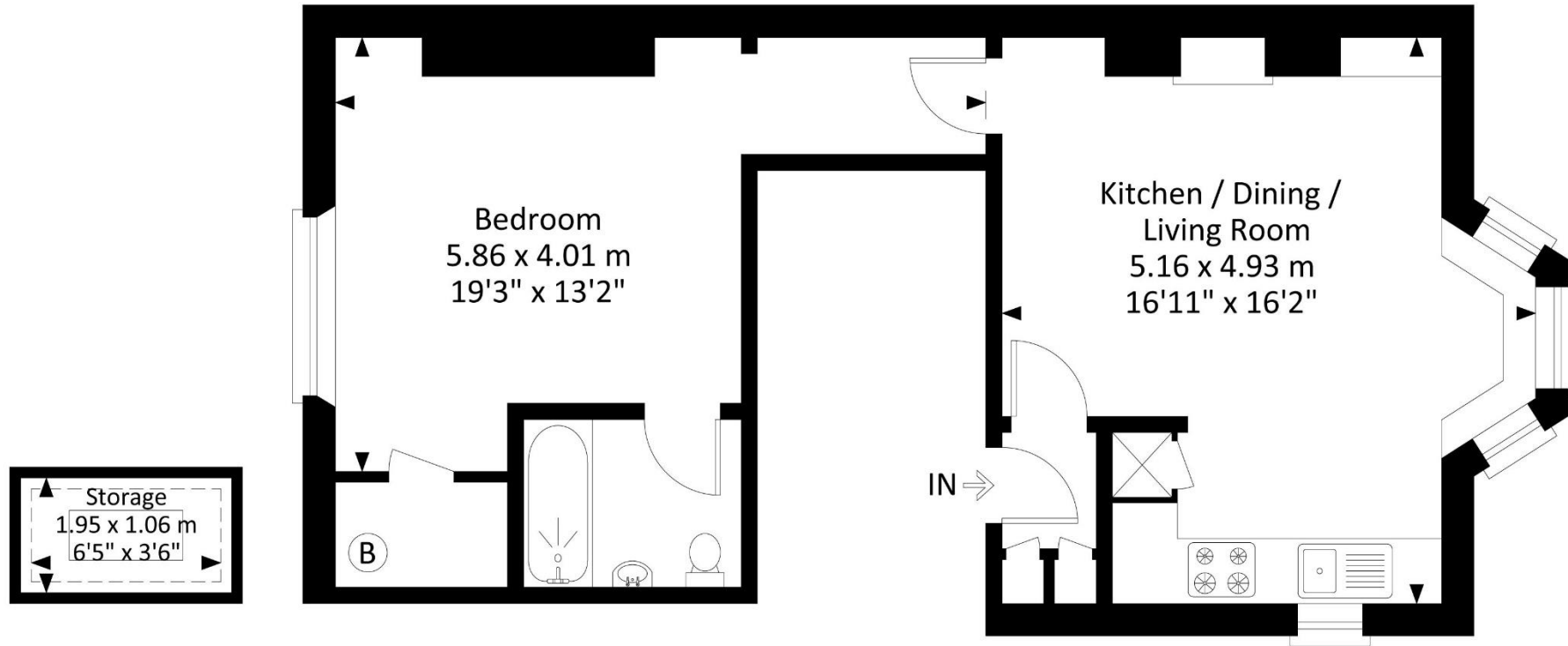
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

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Approximate Gross Internal Area = 44.34 sq m / 477.27 sq ft

Storage Area = 2.07 sq m / 22.28 sq ft

Total Area = 46.41 sq m / 499.55 sq ft



Ground Floor

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