



Ground Floor Flat, 'The Stable', Lower Redland Mews  
Guide Price £300,000

RICHARD  
HARDING

# Ground Floor Flat, 'The Stable', Lower Redland Mews

Redland, Bristol, BS6 6LB

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A charming and individual 2 bedroom (1 double plus single/study) hall floor apartment tucked away in a peaceful backwater of Redland and forming part of this attractive period Coach House enjoying a good sized living space with Juliet balcony.

## Key Features

- **Wonderful location tucked away from the hustle and bustle yet highly convenient for access to Whiteladies Road, all central areas and the green open spaces of Redland Green Park and the Downs.**
- **Accommodation:** the front door to the apartment enters straight into a kitchen which flows to a generous (20'6" x 14'7") living/dining room with Juliet balcony, inner hallway with access off to the principal double bedroom, separate home office/occasional single bedroom and bathroom/wc.
- **Offered with no onward chain making a stress free move possible.**
- **A welcoming and individual apartment in a fabulous location.**

## ACCOMMODATION

**APPROACH:** up Lower Redland Mews, a cul-de-sac off Lower Redland Road where you will find the communal entrance to The Stable and The Loft House, where you will find the private entrance to The Stable on the left hand side. The entrance to the flat leads directly into a kitchen.

**KITCHEN:** (9'10" x 8'5") (3.0m x 2.56m) a modern fitted kitchen with base and eye level white units with wood block worktop over and inset sink and drainer unit, timber framed double glazed windows to side, radiator, tiled floor, wall mounted Worcester gas central heating boiler and understairs utility recess with plumbing and appliance space for washing machine and fridge/freezer. A door leads off the kitchen into the living room.

**LIVING/DINING ROOM:** (20'6" x 14'7") (6.25m x 4.45m) a light and airy living space with high level timber framed double glazed windows to rear and side with French doors to side accessing a small balcony. Radiators and part glazed door through to inner hallway.

**Balcony:** double doors access a small sunny balcony to the side of the property.

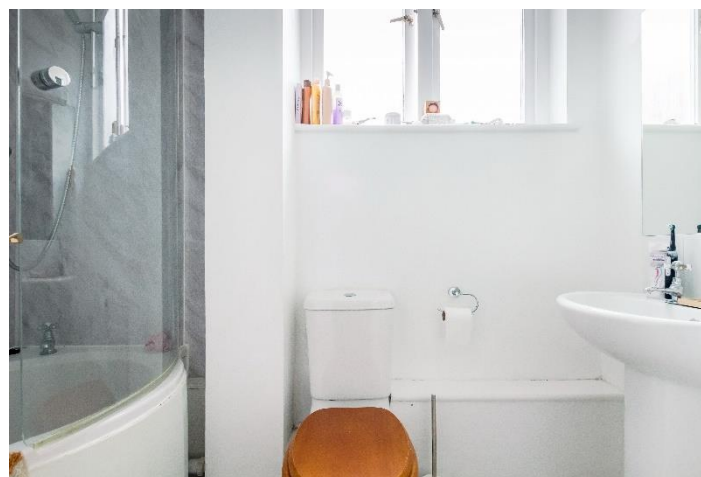
**INNER HALLWAY:** doors off to bedroom 1, home office/occasional bedroom 2 and bathroom/wc.

**BEDROOM 1:** (11'0" x 8'4") (3.35m x 2.55m) a double bedroom with high level double glazed window to side, radiator and door accessing a recessed wardrobe.

**HOME OFFICE/OCCASIONAL BEDROOM 2:** (14'3" x 6'6") (4.35m x 1.98m) a beautiful additional room, currently used as a home office with high level double glazed window to side and a radiator.

**BATHROOM/WC:** a white suite comprising panelled bath with system fed shower over and curved glass shower screen, low level wc, pedestal wash basin, window to side, tiled floor, radiator and shaver point.





## 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:** a new 999 year lease is being created on sale of the flat, with a new Management Company being formed on sale (between this and the flat above 'The Loft House'). This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the maintenance of the building will be split 50/50 between the two flats. This information should be checked by your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: A

### PLEASE NOTE:

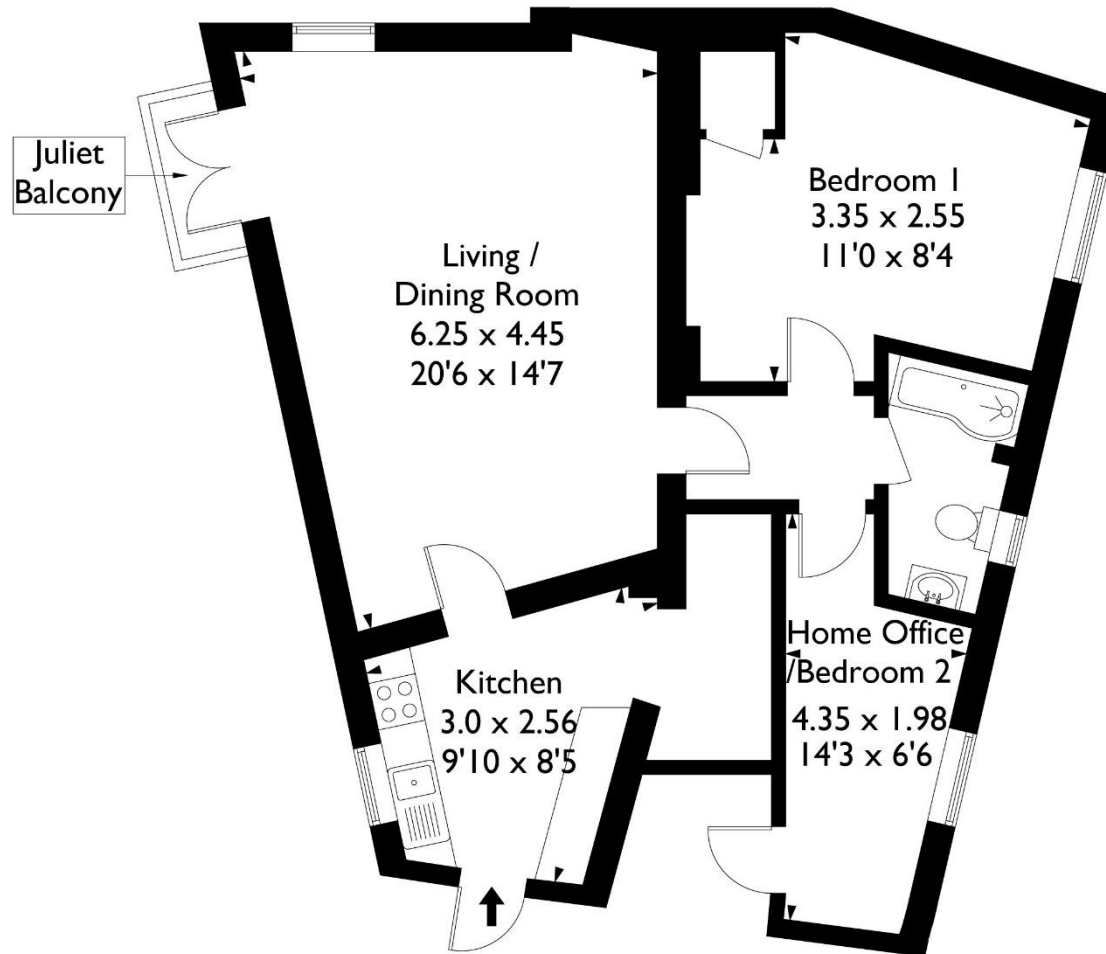
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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	76 C	78 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.

# The Stable, Lower Redland Mews, Redland, Bristol, BS6 6LB

Approximate Gross Internal Area = 60.44 sq m / 650.57 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.