



Top Floor Flat, 2 Hartfield Avenue

Guide Price £525,000

RICHARD  
HARDING



# Top Floor Flat, 2 Hartfield Avenue

Cotham, Bristol, BS6 6DL

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Set within an elegant grade II listed Italianate style detached building – a particularly impressive and large, 3/4 bedroom, 2 bath/shower room second floor apartment of circa 1,300 sq.ft., with private entrance, spacious reception hall and a well-proportioned dual aspect kitchen/dining room. No onward chain.

## Key Features

- An exceptionally light, bright and spacious second floor apartment within total eight sash windows with secondary glazing (7'9"/2.37m high ceilings), LED dimmer lighting, and gas central heating throughout.
- Fabulous entertaining spaces, in the form of a large dual aspect kitchen/dining room (18'0" x 14'5"), together with a gracious drawing room (15'8" x 14'5"), which is again dual aspect. By virtue of its size and versatility the drawing room is at present utilised by our vendor clients as a double bedroom and the kitchen/dining room as the main reception room.
- The property benefits from CM residents parking and is set in a favourably central location within easy reach of Gloucester Road, Whiteladies Road and Cotham Hill, plus local employers of the Bristol Royal Infirmary, University and central commercial districts whilst Redland train station and Cotham School are a short walk away.
- Accommodation: reception hall, semi open-plan kitchen/dining room, drawing room/bedroom 1, bedroom 2 with en-suite shower room, two further bedrooms (3/4 in total), family bathroom.
- The complete package – a lateral apartment set within a gorgeous Italianate style detached building situated in an immensely desirable location and offering circa 1,300 sq.ft. of light filled accommodation.
- To be sold with no onward chain.



## ACCOMMODATION

**APPROACH:** from the pavement, wrought iron pedestrian gate giving access to the external turning metal staircase with climbing wisteria. Open-fronted porch with impressive Bath stone surround. Solid wooden front door with glass panel and moulded architraves, opening to:-

**RECEPTION HALL:** (23'4" decreasing to 13'5" x 7'7") (7.11m/4.09m x 2.31m) generally rectangular central hallway providing access to all principal rooms with moulded skirtings and radiator. Wall mounted Vaillant gas fired combination boiler, loft access, wooden doors with moulded architraves, opening to:-

**OPEN-PLAN KITCHEN/DINING/LIVING ROOM:** (17'11" x 14'6") (5.47m x 4.42m) dual aspect room with pleasant street scene views towards Hartfield Avenue via wood framed sash windows with secondary glazing panels with deep sills. Fully fitted kitchen with picture rail, eye level kitchen units with integrated Bosch microwave, extractor hood over, integrated 4 ring Bosch induction hob with matching Bosch electric oven below, splashback tiling above square edged wooden work surfaces, breakfast bar with seating space for three, undercounter washing machine and kitchen units, integrated Hotpoint dishwasher, integrated stainless steel sink with drainer and swan neck mixer tap, central island with matching work surface and undercounter units on both sides. Wood effect flooring throughout with large space for dining table/living area and radiator along the internal wall.







**SITTING ROOM/BEDROOM 1: (15'9" x 14'6") (4.79m x 4.42m)** dual aspect principal reception room with multi-paned sash window with secondary glazing to the side elevation with smaller windows to either side and window seat. Additional recessed multi-paned sash window to the front elevation. Room enjoys a south by south westerly aspect and hence enjoys the evening sun as well as far reaching views. Moulded skirtings, picture rail, ceiling light point, two radiators.

**BEDROOM 2: (14'11" x 13'2") (4.54m x 4.02m)** recessed multi-paned sash window with secondary glazing to the side elevation overlooking tree lined Hartfield Avenue. Moulded skirtings, radiator. Wooden door with moulded architraves, opening to:-

**En-Suite Shower Room/wc:** with underfloor heating, corner shower cubicle with low level shower tray, fully tiled surround, wall mounted shower unit and handheld shower attachment. Low level dual flush wc. Pedestal wash hand basin with mixer tap. Obscure glazed sash window to the rear elevation, moulded skirtings, radiator, ceiling light point, partially tiled walls. Ceiling extractor fan, heated towel rail and medicine cabinet.

**BEDROOM 3: (15'1" x 14'9") (4.60m x 4.50m)** recessed multi-paned sash window with secondary glazing to the side elevation with smaller windows to either side and window seat, enjoying far reaching views towards to the city centre. Moulded skirtings, radiator, ceiling light point.

**BEDROOM 4: (10'4" x 7'9") (3.15m x 2.36m)** multi-paned sash window with secondary glazing to the side elevation with elevated views, fitted shelving, radiator, moulded skirtings, ceiling light point.

**FAMILY BATHROOM/WC: (12'0" x 5'2") (3.66m x 1.57m)** P shaped bath with mixer tap, shower screen with towel rail and wall mounted shower unit with handheld shower attachment. Low level dual flush wc. Wash hand basin with mixer tap and splashback tiling. Skylight window, partially tiled walls, moulded skirtings, radiator, ceiling light point, central ceiling arch, wall mounted mirror and heated towel rail.

## **OUTSIDE**

Communal paved area beside the external staircase. Steps descend to a lower ground floor level where there is a useful barrelled ceiling bike storage area.

## **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 January 1987 and is subject to an annual ground rent of £40 and a perpetual yearly rent charge of £10. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £100. This information should be checked by your legal adviser.

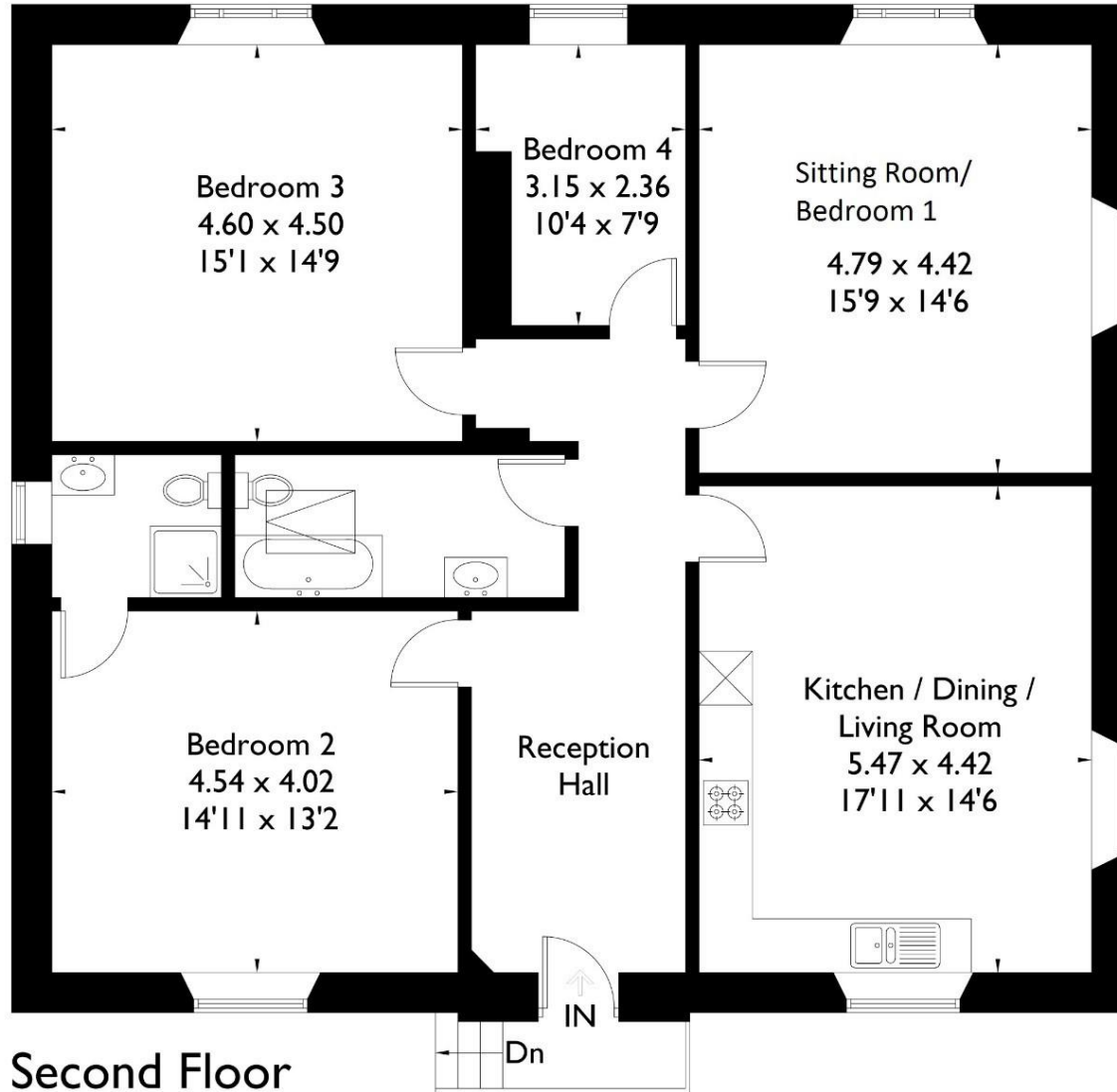
**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: D

### **PLEASE NOTE:**

1. **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.
2. **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>
3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

# Top Floor Flat, 2 Hartfield Avenue, Cotham, Bristol, BS6 6DL

Approximate Gross Internal Area  
121.1 sq m / 1304 sq ft



Second Floor

Job Ref: 158373  
This plan is for layout guidance only.  
Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.