



Flat 2 Redland Court, 24 Redland Park

Guide Price £315,000

RICHARD  
HARDING

# Flat 2 Redland Court, 24 Redland Park

Redland, Bristol, BS6 6SE

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A well-proportioned circa 680 sq. ft, 1 double bedroom hall floor flat with exceptional bay fronted sitting/dining room, separate kitchen, communal front garden and off-street parking space. No onward chain.

## Key Features

- Set in a central location just 200 metres off Whiteladies Road and within easy reach of Chandos Road, Gloucester Road and Cotham Hill, whilst Clifton Down train station is only a short walk away.
- **Accommodation:** entrance hall, kitchen/breakfast room, sitting/dining room, bedroom, bathroom/wc.
- **Outside:** communal front garden with bike storage, allocated off street parking to the rear.
- The property boasts many period features including ornate cornicing, large period sash windows and working shutters.
- Offered to the market with no onward chain, enabling a swift and straightforward sale.

## ACCOMMODATION

**APPROACH:** follow the pathway leading up to the raised communal entrance door, communal entrance hallway via wooden front door with fan light above, the private entrance door to the property can be found on the right-hand side just before the staircase.

**ENTRANCE HALLWAY:** tall ceiling with ceiling light point, door entry intercom system, radiator, dado rail, moulded skirting boards, built in cabinetry, doors leading to kitchen/breakfast room, sitting/dining room, bedroom and bathroom/wc.

**KITCHEN:** (11'11" x 8'2") (3.63m x 2.49m) fitted with a matching range of wall, base and drawer units with roll edged laminated worktop over, inset stainless steel sink with drainer unit and mixer tap over, integrated oven with electric hob over, extractor fan, space for washing machine and upright fridge/freezer, wall mounted combi boiler, tiled surround, breakfast bar, window to side elevation, tall ceiling with inset downlights, vinyl flooring, radiator and moulded skirting boards.

**SITTING/DINING ROOM:** (15'8" x 15'7") (4.78m x 4.75m) a beautiful room with large bay, comprising 3 floor to ceiling period sash windows all with working shutters overlooking the front elevation, tall ceilings with ornate ceiling rose, light point and cornicing, picture rail, radiator, space for sofas and dining room furniture, moulded skirting boards.

**BEDROOM 1:** (16'10" x 11'11") (5.13m x 3.63m) large double bedroom with tall ceilings, bay to rear elevation comprising of 3 floor to ceiling period sash windows all with working shutters, ceiling light point, moulded skirting boards.

**BATHROOM/WC:** bathroom suite comprising of low level wc, pedestal hand wash basin, panelled bath with separate shower enclosure, ceiling light points, extractor fan, tiled surround, large built in storage cupboard, radiator, 2 windows overlooking the rear elevation, vinyl flooring, skirting boards.





## OUTSIDE

**FRONT GARDEN:** communal front garden with bike storage.

**PARKING:** allocated off street parking space for 1 vehicle located at the rear of the property.

## 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.

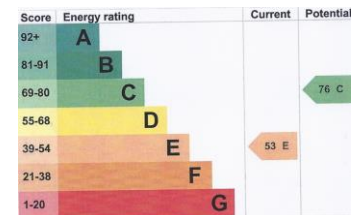
**TENURE:** it is understood that the property is leasehold for the remainder of a 999-year lease from 1<sup>st</sup> May 1986 subject to an annual ground rent charge of £25. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £180. This information should be checked by your legal adviser.

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

### PLEASE NOTE:

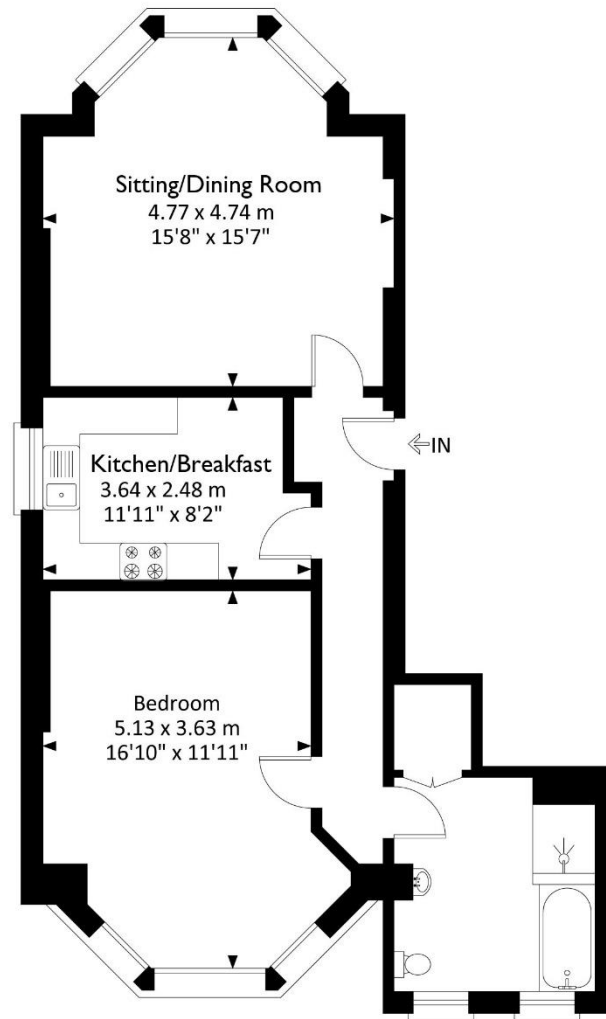
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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 2, Redland Court, 24 Redland Park, Redland, Bristol, BS6 6SE**

Approximate Gross Internal Area = 63.10 sq m / 679.20 sq ft



Ground Floor

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