



44 Manor Park, Redland  
Guide Price £740,000

RICHARD  
HARDING

# 44 Manor Park

Redland, Bristol, BS6 7HN

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A substantial freehold building in a prime Redland location – currently arranged as a one bedroom apartment and a three double bedroom upper maisonette and offering scope to be converted back into a family home (subject to necessary consents) or kept as an ongoing investment.

## Key Features

- Excellent location within close proximity to Whiteladies Road and the green open space of Redland Green Park and The Downs. If used as a family home, excellent schools are nearby, including Redland Green Secondary and Westbury Park Primary (both within circa 650 metres).
- One double bedroom ground floor apartment with rear garden and cellar storage space offering further potential.
- Three bedroom upper maisonette to the first and second floors, but if configured as a family house, would be at least four bedrooms.
- An excellent investment opportunity in a great location with further potential.

## GROUND FLOOR FLAT

**APPROACH:** via main entrance door, a private front door to the apartment opens to:-

**INNER HALLWAY:** a door opens to a staircase leading down to basement cellar room with potential scope for conversion into accommodation, subject to works and necessary consents. Further doors radiate to:-

**SITTING ROOM:** (16'9" x 13'8") (5.10m x 4.16m) bay window to front elevation with sash windows and stained glass, high ceilings with cornicing and central ceiling rose, picture rail, attractive period fireplace, stripped wooden floorboards and radiator.

**BEDROOM 1:** (14'7" x 12'0") (4.44m x 3.66m) double bedroom with high ceilings, ceiling coving, picture rail, period fireplace and double glazed French doors to the rear elevation accessing the rear garden.

**KITCHEN/BREAKFAST ROOM:** (12'0 x 11'5") (3.66m x 3.48m) array of kitchen units, high ceilings, built-in shelving and part double glazed door to side accessing the rear garden. Further door leads to a rear lobby which accesses the:-

**BATHROOM/WC:** white suite with panelled bath, low level wc, wash handbasin, heated towel rail, double glazed window to side elevation and Velux skylight window.

## UPPER MAISONETTE

### FIRST FLOOR

**APPROACH:** door leads off the hallway with access to the upper floors, currently arranged as a maisonette.

**LANDING:** staircase rising to the top floor and doors leading off to:-

**KITCHEN/DINING/SITTING ROOM:** (16'9" x 12'9") (5.10m x 3.88m) open plan room with bay window to front elevation comprising sash windows with further sash window in the kitchen area. A fitted kitchen with base and eye level units, sink and drainer unit, cooker with hob and extractor fan. Space for washing machine and fridge/freezer.

**BEDROOM 1:** (14'7" x 12'3") (4.45m x 3.73m) double bedroom with high ceilings, ceiling coving, sash window to rear elevation, exposed stripped floorboards and radiator.

**BATHROOM:** free-standing bath, corner shower enclosure, wash handbasin, corner cupboard housing Worcester gas central heating boiler, extractor fan and sash window to rear elevation.

**WC:** low level wc with sash window over.





## SECOND FLOOR

**LANDING:** skylight window providing natural light through the landing and stairwell. Low level door on the mezzanine half landing accessing a loft storage area. Doors radiate to:-

**BEDROOM 2:** (13'5" x 12'5") (4.09m x 3.78m) two sash windows to front elevation, exposed stripped floorboards, radiator.

**BEDROOM 3:** (14'3" x 12'4") (4.33m x 3.75m) double glazed window to rear elevation, exposed stripped floorboards, radiator.

**BATHROOM/WC:** white suite with panelled bath, low level wc, wash handbasin and heated towel rail. Small skylight window.

## OUTSIDE

**FRONT GARDEN:** small courtyard front garden with wrought iron railings, period boundary wall, pathway leading to main front door and separate independent entrance to the cellar.

**REAR GARDEN:** level rear garden mainly laid to lawn.

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents Limited, 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 freehold with a perpetual yearly rent charge of £6.0s.0d p.a.. This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: currently two council tax bands, one for each of the ground floor flat and upper maisonette, both being a rating of 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.

### Upper Maisonette

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	62 D
39-54	E		
21-38	F		
1-20	G		

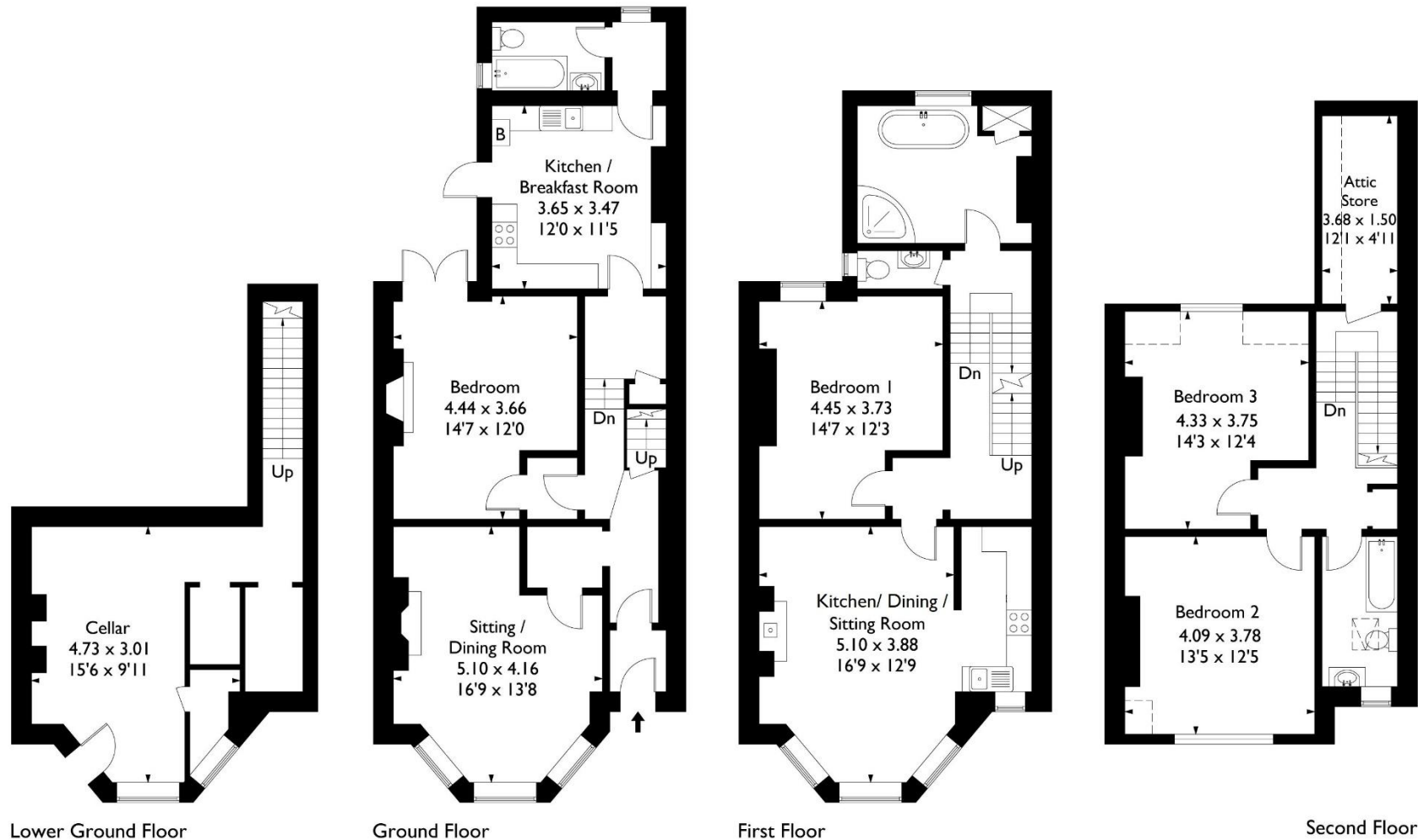
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

# Manor Park, Redland, Bristol BS6 7HN

Approximate Gross Internal Area = 178.04 sq m / 1916.40 sq ft

Cellar Area = 26.70 sq m / 287.39 sq ft

Total Area = 204.74 sq m / 2203.79 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.