



Top Floor Flat, 204 Redland Road  
Guide Price £395,000

RICHARD  
HARDING

# Top Floor Flat, 204 Redland Road

Redland, Bristol, BS6 6YP

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Nestled along a sought-after road in a desirable Redland location situated within striking distance of Durdham Downs, a substantial & versatile two/three bedroom apartment offering in excess of 1,200 sq. ft. of internal space, alongside an allocated parking space. To be offered to the market with no onward chain.

## Key Features

- A large 2/3 bedroom apartment occupying the entire top floor of this beautiful period building.
- Having recently undergone refurbishment from the current owner.
- Conveniently located in the heart of Redland - close to the green spaces of Redland Green Park, Cotham Gardens and The Downs. Only a short walk to the amenities of Whiteladies Road with Chandos Road and North View being only a little further afield.
- Elevated city views across the city.
- Benefits from one allocated off street parking space.
- Within the Redland Residents Parking Zone.
- To be offered to the market with no onward chain, enabling a prompt and straightforward move for a potential purchaser.

## ACCOMMODATION

**APPROACH:** the property is accessed from the pavement over a level bricked driveway providing one parking space for the property, where on your right-hand side pathway leads beside this substantial period building to the communal entrance door on your left-hand side. Four-panelled wooden door with intercom system leads to:-

**COMMUNAL ENTRANCE HALLWAY:** laid to beautiful tiled flooring, inset doormat, various wall mounted post trays, access off to the ground floor apartments. Directly in front of you a carpeted staircase with wooden balustrade leads to the top floor, where the private entrance for this apartment can be found to the left-hand side. Door opening to:-

**ENTRANCE HALLWAY:** laid to laminate wooden flooring, radiator, light coming in via single sash window to side elevation, two large storage cupboards, light point, secondary door leads to open plan kitchen/dining space providing access off to the principal rooms of this apartment including the principal bedroom, further bedroom, bathroom, and sitting room/bedroom 2.

**KITCHEN/DINING ROOM:** (23'10" x 15'0") (7.25m x 4.56m) measured as one but described separately as follows:

**Dining Area:** laid to laminate flooring, moulded skirting boards, multiple light points, intercom entry system, entry in to loft hatch, space for large 6-seater dining table. Adjacent to this is:-

**Kitchen:** laid to lino tiled effect flooring, fitted with a variety of wall, base and drawer units, light coming in via three large double-glazed windows with leafy outlook to front elevation towards street scene to Cambridge Park. Roll edged laminate worktops, double stainless steel bowl sink with integrated drainer units to side and tap over, electric oven with four ring gas hob over, stainless steel splashback, extractor hood above. Exposed Valliant gas combi boiler, light point.

**SITTING ROOM/BEDROOM 2:** (16'4" x 15'2") (4.97m x 4.62m) light coming via two large single sash windows with curtain rail over to the front elevation. Laid to fitted carpet, moulded skirting boards, radiator and light point. A well-proportioned and versatile room which has been previously rented out as an additional bedroom, however would be best optimised as a sitting room.





**BEDROOM 1: (16'11" x 15'9") (5.13m x 4.67m)** a principal double bedroom laid to wooden laminate flooring, moulded skirting boards, two large sash windows with curtain rail over, light point, radiator, fire alarm, large wall mounted wardrobes.

**BEDROOM 3: (13'11 x 12'3") (4.23m x 3.73m)** laid to fitted carpet, moulded skirting boards, light coming in via three large sash windows to rear elevation.

**BATHROOM/WC:** laid to lino tiled flooring, floor standing wash hand basin with chrome tap, low level wc, chrome towel radiator, ceramic panelled bath cubicle with glass insert and wall mounted shower head and controls. Inset ceiling downlights, extractor fan, stylish tiled surround on three sides. Airing cupboard with space for freestanding washer/dryer.

### **OUTSIDE**

**PARKING:** the property benefits from the use of one allocated parking space to the front elevation.

### **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 2004. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £80. This information should be checked by your legal adviser.

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

### **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.

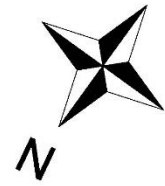



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

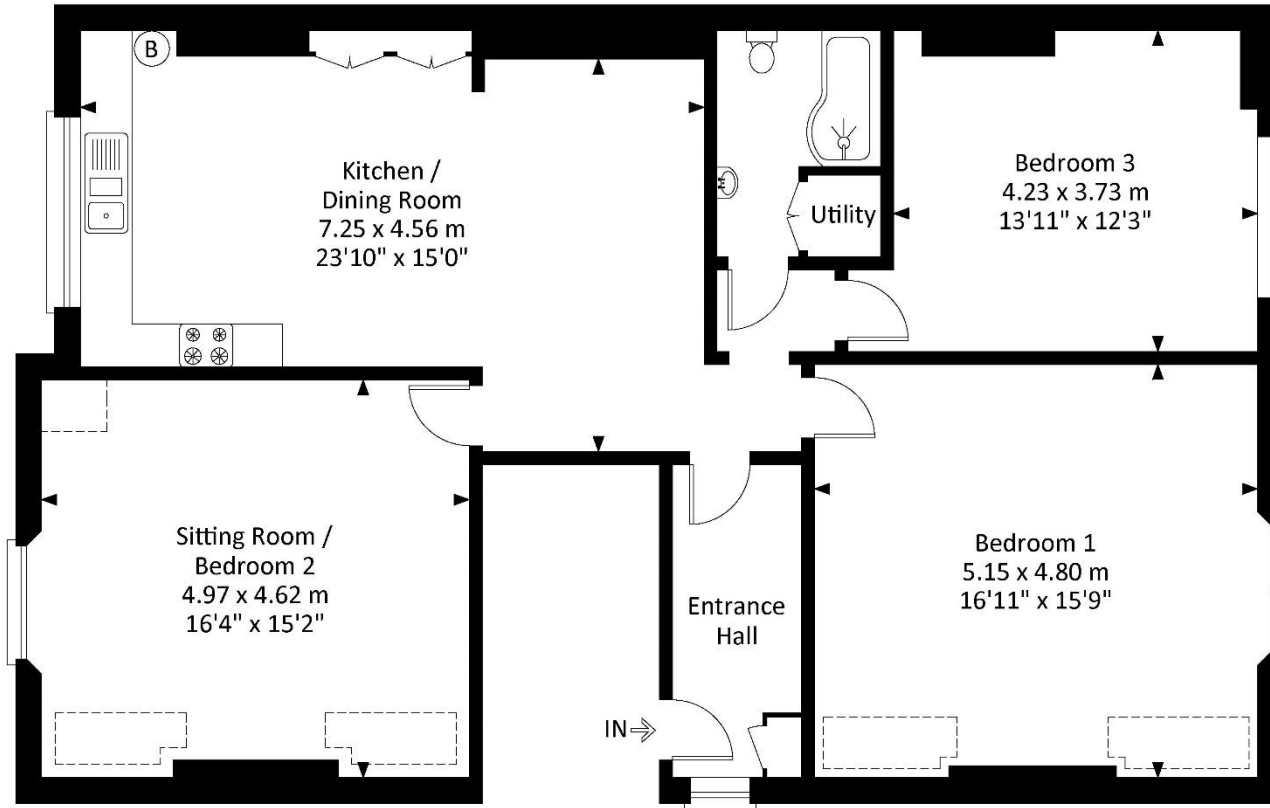
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

# Flat, 204 Redland Road, Redland, Bristol, BS6 6YP

Approximate Gross Internal Area = 111.88 sq m / 1204.26 sq ft



 = Reduced Head Height



## Second Floor

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