



Hall & First Floor Apartment, 3 Roberts Court, North Road
Guide Price £475,000

RICHARD
HARDING

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Leigh Woods, Bristol, BS8 3PN

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A beautifully refurbished and unique 2 double bedroom, 2 bathroom (1 bathroom/1 shower) hall and first floor duplex apartment, set within a purpose built development in a leafy location within easy reach of Clifton Village. Positioned at the back of the building with immediate access onto attractive communal gardens and benefitting from allocated covered gated off road parking.

Key Features

- Notable for its level access to the front door and high specification with open plan kitchen/living space and 2 double bedrooms with twin Juliet balconies.
- Envious, tranquil, yet highly convenient location, literally on the doorstep of Leigh Woods with its wonderful walks and bicycle trails. Nearby Brunel's Suspension Bridge, which leads over to Clifton Village with its wide selection of shops, cafes and restaurants.
- Lift access.
- Electrically controlled Thorne security metal roller shutters on all of the ground floor windows and door.
- In addition to the south-westerly facing lawned communal gardens to the rear there are acres of green open spaces to explore in the nearby Leigh Woods and Ashton Court Estate.
- Secure gated off street parking plus visitors parking.

GROUND FLOOR

APPROACH: the property is approached either from its pedestrian entrance or vehicular entrance. From the pedestrian entrance a straight patio path with shallow steps lead up to a covered storm porch with Videx intercom entry phone servicing 10 apartments. Glazed door into:-

COMMUNAL ENTRANCE: wide entrance with stair and lift access, with door straight ahead leading to apartment 3. Obscured glazed wooden door opens to:-

HALLWAY/STAIRWELL: a welcoming entrance hall with wood effect composite Forbo LVT flooring which continues throughout the entire ground floor. Videx entry phone, understairs storage cupboard with lighting. Turning staircase with half landing rises to the first floor landing. Internal wood framed glazed door with side window continues through to:-

OPEN PLAN KITCHEN/LIVING/DINING ROOM: (28'7" x 19'9") (8.72m x 6.02m) with electrically controlled Thorne security metal roller shutters on all of the windows and doors. Measured as one but described separately as follows:-

Sitting Room: flooring continues, dual aspect with upvc double glazed windows to rear and side elevations and double doors to the rear elevation, a pair of radiators on opposing walls. The double doors directly overlook and open onto the communal gardens and patio.

Kitchen: upvc double glazed window with white marble sill which extends to matching square edged white marble worksurfaces with integrated drainer above a stainless steel 1 1/3" sink with mixer tap, eye and floor level kitchen units (one of which contains the Vaillant ecoTEC pro 24 boiler). Integrated appliances include 4 ring gas hob with stainless steel extractor hood with lighting over, double electric oven, microwave, tall fridge/freezer and dishwasher. Worksurfaces project to a peninsula with breakfast bar area and integrated wine cooler.

UTILITY ROOM: (5'9" x 5'0") (1.76m x 1.52m) accessed from the sitting room; flooring continuing, a work surface area with eye and floor level units matching the kitchen, washing machine. Head height electric consumer unit, shelving, power and lighting.

FIRST FLOOR

LANDING: a straight rectangular landing with a feeling of space from the adjacent stairwell, radiator. Door to:-

Cupboard: storage cupboard with lighting and built-in shelving.

BEDROOM 1: (14'7" x 14'2") (4.44m x 4.33m) upvc double glazed windows (with radiator below) and door to rear elevation opening onto Juliet balcony which directly overlooks the rear communal gardens. Built-in double wardrobes on opposing wall with head height shelving and coat rail below. Door to:-





En-Suite Bathroom/WC: accessed internally from bedroom 1; a steel bath with mixer tap, fully tiled walls and floor, wc with concealed cistern, wall hung hand basin with mixer tap and white marble shelf above for toiletries, mirrored medicine cabinet, mains fed heated towel rail, and ceiling mounted extractor fan.

BEDROOM 2: (11'4" x 9'2") (3.46m x 2.80m) upvc double glazed windows (with radiator below) and door to rear elevation opening onto Juliet balcony which directly overlooks the rear communal gardens.

SHOWER ROOM/WC: shower cubicle into fully tiled enclosure which extends to a fully tiled shower room with tiled floor, wall hung hand basin with mixer tap, wc with concealed cistern, mirrored medicine cabinet, mains fed heated towel rail and wall mounted extractor fan.

OUTSIDE

PARKING: there is a sliding electronic gate accessing a secured parking area where the apartment has one allocated space. On entering the vehicular gated entrance, the parking space for apartment 3 is the third on the left upon entry.

VISITORS PARKING: there are several visitor parking spaces at the front of the building. On street parking is now subject to a residents permit zone.

COMMUNAL GARDENS: there are lovely lawned communal gardens at the rear of the property offering a good sized outside space with a south westerly orientation.

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 (less 2 days) from 1 October 1980. We understand that the property own a share of the Freehold for the building. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £300. This information should be checked by your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: E

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.

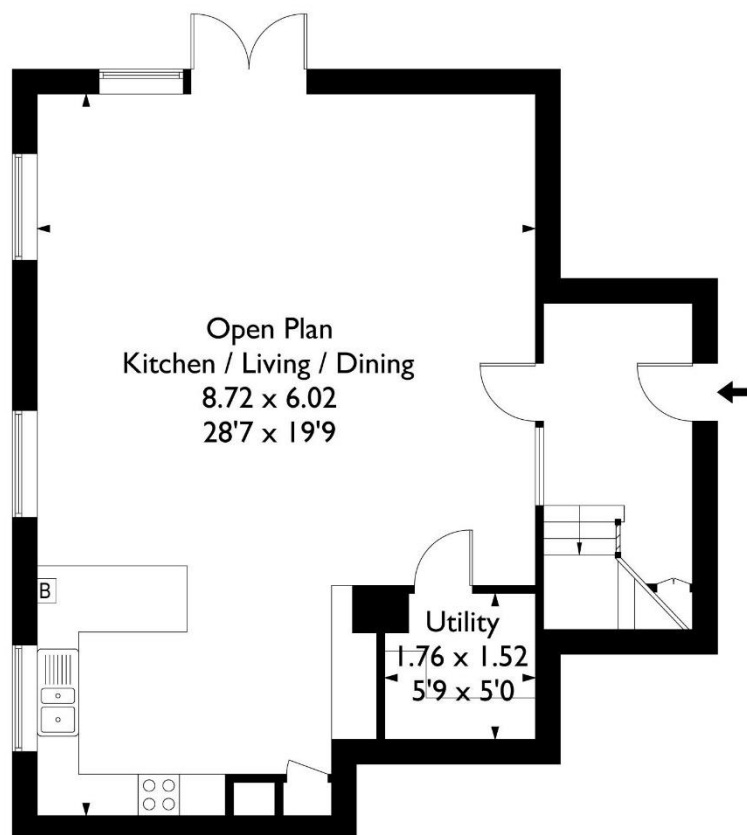


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
68-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

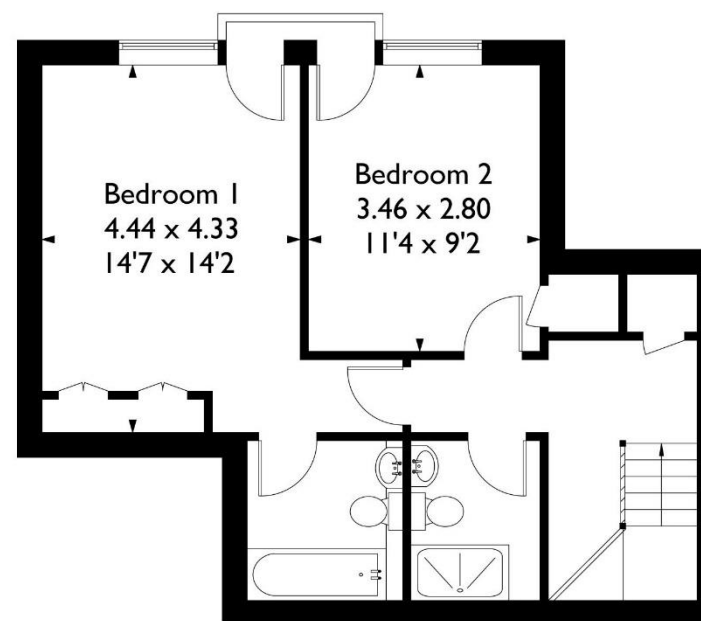
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

3 Roberts Court, Leigh Woods, Bristol BS8 3PN

Approximate Gross Internal Area 97.9 sq m / 1053.6 sq ft



Ground Floor



First Floor

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.