



Flat 2, Tuscany House, 11-13 Durdham Park  
Guide Price £275,000

RICHARD  
HARDING

# Flat 2, Tuscany House, 11-13 Durdham Park

Redland, Bristol, BS6 6XA

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A unique 1 double bedroom mezzanine hall floor apartment with small garden and single garage. Forming part of a grand listed Victorian building a short distance from the Downs and Whiteladies Road.

## Key Features

- Tuscany House is a Grade II listed mid-19<sup>th</sup> century Italianate style house, now converted to flats.
- Garage, additional parking space and attractive communal gardens.
- Situated in the CN residents parking scheme and in the Downs Conservation Area.
- Situated on the pleasant leafy fringes of the Downs, this apartment also offers convenient access to all the amenities of Blackboy Hill/Whiteladies Road, Coldharbour Road and North View.

## ACCOMMODATION

**APPROACH:** The property is approached over pedestrian path to grand covered entrance porch with Ionic columns with intercom entry phone and large door leading to communal hallway.

**ENTRANCE HALLWAY:** a short interstitial hallway flanked by a pair of doors leading to kitchen and bathroom, with head height storage, internal window above to mezzanine and door straight ahead to sitting room.

**KITCHEN:** (7'10 x 6'9) (2.38m x 2.06m) square edged stone worksurfaces with upstand, stainless steel extractor hood with splashback, 4 ring gas hob with electric oven below, integrated stainless steel sink with swan neck mixer tap, undercounter kitchen units with space for washing machine, space for slimline dishwasher and space for tall fridge/freezer. Stainless steel shelving, utensil hangers and serving hatch through to sitting room.

**SITTING/DINING ROOM:** (23'0 x 14'7) (7.00m x 4.44m) a spacious room which can be sub-divided into two separate sections, as follows: -

**Dining Area:** below the mezzanine with wood flooring, column radiator, alcove with integrated book shelving and cupboards, BT Openreach connection, intercom entry phone, lowered ceiling which extends higher to almost 4m into: -

**Sitting Area:** box bay window with wood framed rounded arch sash windows to ceiling height overlooking communal gardens to side elevation with column radiator below, further built-in cupboards and book shelving. Metal spiral staircase rises to: -

**Bedroom Mezzanine:** (13'10 x 8'2) (4.22m x 2.49m) a double bedroom set into mezzanine with wooden slats allowing for natural light from the main sash windows below, with curtain rail to allow it to be screened, 1.94m head height in this section with column radiator, wooden doors cover storage alcove behind the current bed location and an internal hatch opens to:-





**Wardrobe Store Space and Occasional Study:** three small rooms with crawl space (1.32m head height throughout) are positioned and mirror the space above the bathroom, hallway and kitchen and are currently arranged with power and lighting as a wardrobe area and occasional study. Partial natural light is provided via a strengthened glass floor immediately above the hallway below.

**BATHROOM/WC:** white suite comprising low level wc, pedestal wash basin, panelled bath with wall mounted shower over. Tiled walls, inset ceiling downlights.

## OUTSIDE

**GARDEN:** a small area of lawned garden immediately abuts the windows in a general rectangular shape and is delineated by a discreet concrete border with a few small planted shrubs and space for seating.

**GARAGE :** (16'2 x 7'11) (4.92m x 2.42m) the property benefits from a single garage of brick construction with concrete floor and flat roof. The garage for this apartment is the second garage in on the right-hand side.

**COMMUNAL GARDENS:** the property further benefits from extensive lawned communal gardens.

## 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 1982, with an annual ground rent of £25 p.a. We understand that the property also owns 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 approximately £300 including water rates. This information should be checked by your legal adviser.

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

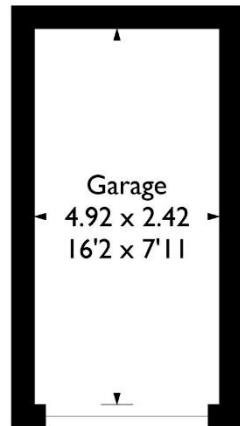
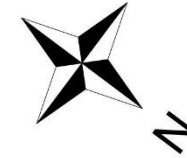
### PLEASE NOTE:

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.

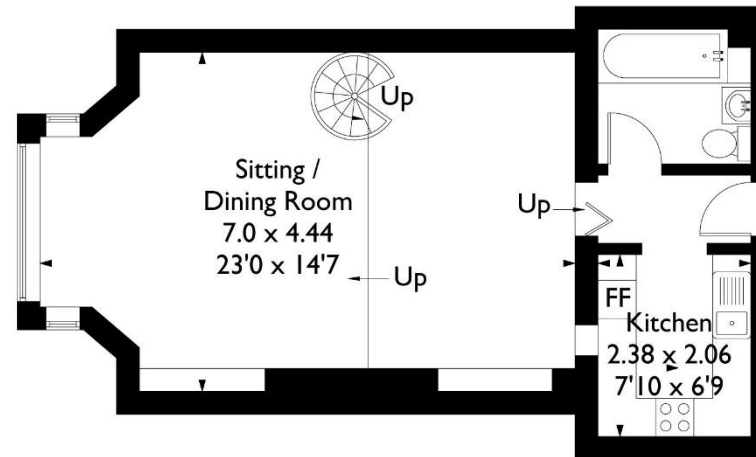


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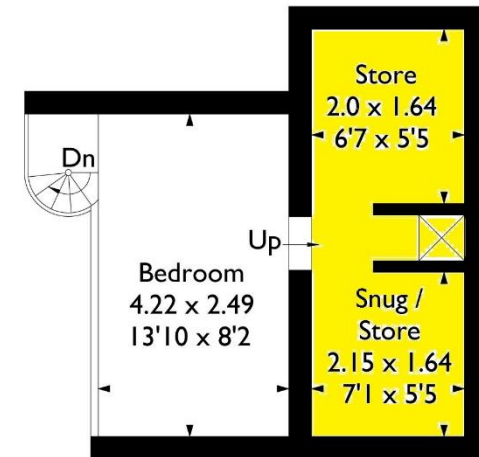
Approximate Gross Internal Area = 52.09 sq m / 560.69 sq ft  
Store Rooms = 7.02 sq m / 75.56 sq ft (1.32m Head Height)  
Garage Area = 11.91 sq m / 128.19 sq ft  
Total Area = 71.02 sq m / 764.45




Garage  
(Not in actual  
location/ Orientation)



Ground Floor



Mezzanine

 = reduced head height  
(1.32m)

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.