



Top Floor Flat, Flat 4, 25 Broadway Road

Guide Price Range £450,000 - £475,000

RICHARD
HARDING

Top Floor Flat, Flat 4, 25 Broadway Road

Bishopston, Bristol, BS7 8ES

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Commanding an elevated & secure position on the top floor of a handsome period building on one of Bishopston's most coveted roads situated within striking distance of Gloucester Road, a substantial (circa 1,150 sq. ft.) 2/3 bedroom apartment offered to the market with no onward chain.

Key Features

- A large & versatile 2/3 bedroom apartment occupying the entire top floor of this beautiful period building in a first class location.
- Recently refurbished by the current owners to a high standard.
- Incredibly handy for all central areas and the independent shops, restaurants and cafes of Gloucester Road. Redland train station nearby with direct access to Bristol Temple Meads. Also situated within just 600 metres of Redland Green Secondary School as well as a plethora of good primary schools including Bishop Road, Cotham Gardens, The Dolphin and St Bonaventure's.
- Stunning elevated views across the city.
- 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 where an iron gate set in between two impressive stone pillar leads to a short patioed area, several steps on the right hand ascend to a four-panelled wooden communal entrance door with intercom entry system, opening to:-

COMMUNAL ENTRANCE VESTIBULE: laid to tiled flooring, secondary wooden door with beautiful period glass insert leads into:-

COMMUNAL ENTRANCE HALLWAY: laid to fitted carpet, moulded skirting boards, ceiling cornice and ceiling rose with light point, wall mounted fuse box. Door leads off to the hall floor apartment. Carpeted staircase with wooden balustrade ascends to the top floor of this beautiful period building where immediately in front of you is the private entrance to the top floor apartment. Wooden door opens to:-

ENTRANCE HALLWAY: providing access off to open plan living/kitchen space, bedroom 1, bedroom 2, bedroom 3 and bathroom. Laid to fitted carpet with moulded skirting boards, intercom entry system, light point, carbon monoxide and smoke alarms.

OPEN PLAN LIVING/KITCHEN/DINING SPACE: (18'5" x 15'3") (5.62m x 4.64m) an open plan living area measured as one, but described separately as follows:-

Kitchen: laid to lino herringbone effect tiled flooring. Comprising a variety of wall, base and drawer units with square wooden laminate worktops, 1 ½ bowl stainless steel sink with swan neck tap over and stylish white brick tiled splashbacks, electric oven with 4 ring hob over, slimline dishwasher, integrated fridge/freezer, light point, light flooding from the rear and side elevation via upvc double glazed windows with the side elevation benefitting from stunning elevated city views.

Living/Dining Space: laid to fitted carpet, gas column radiator, moulded skirting boards, light point, cupboard housing gas combi boiler, stunning elevated city views via upvc double glazed windows to the side elevation.

BEDROOM 1: (17'9" x 13'3") (5.42m x 4.04m) laid to fitted carpet, moulded skirting boards, light flooding in from the front and side elevations via upvc double glazed windows, radiator, light point and fire alarm.





BEDROOM 2: (17'11" x 12'4") (5.47m x 3.75m) laid to fitted carpet, radiator, moulded skirting boards, light coming in from the front elevation via upvc double glazed window, fire alarm, carbon monoxide alarm.

BEDROOM 3: (18'7" x 12'3") (5.65m x 3.73m) laid to fitted carpet, moulded skirting boards, radiator, light point, light coming in from the rear elevation via three upvc double glazed window with leafy outlook across to the neighbouring gardens, smoke alarm.

BATHROOM/WC: laid to lino herringbone effect tiled flooring, comprising low level wc, pedestal hand wash basin with tap over, chrome towel radiator, light coming in from the side elevation via upvc double glazed window with stunning city views, ceramic tiled bath with chrome tap, space for freestanding washer/dryer with square edged laminate worktop over, shower cubicle with glass insert and wall mounted shower head and controls, inset ceiling downlights, access into roof via loft hatch, extractor fan.

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 2003. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £100. 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.

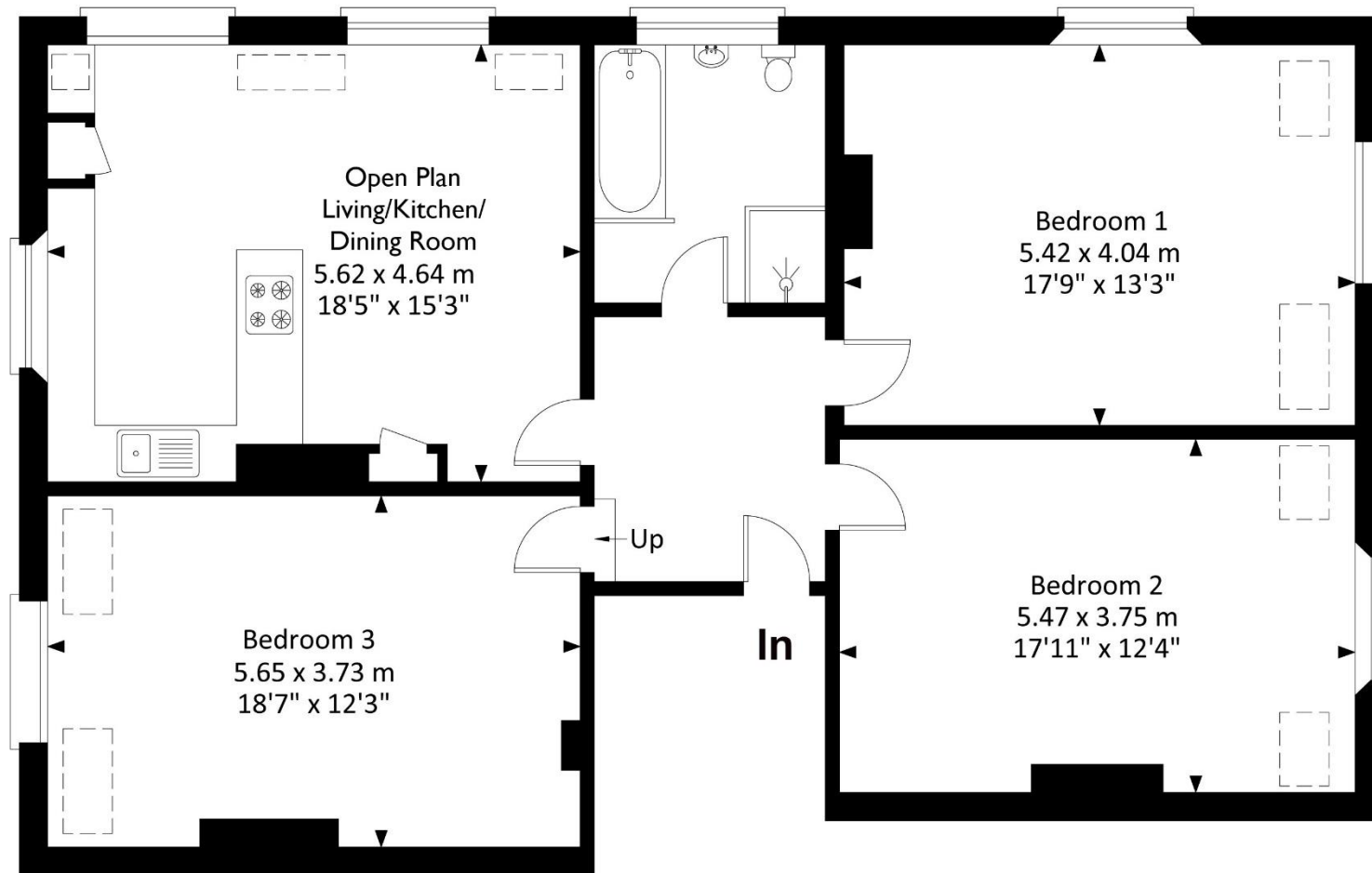


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	73 C
39-54	E		
21-38	F		
1-20	G		

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

Flat 4, 25 Broadway Road, Bishopston, Bristol, BS7 8ES

Approximate Gross Internal Area = 107.24 sq m / 1154.32 sq ft



Second Floor

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