



First Floor Flat, 45 Clarendon Road  
Guide Price Range £400,000 - £425,000

RICHARD  
HARDING



# First Floor Flat, 45 Clarendon Road

Redland, Bristol, BS6 7EY

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A rather special 2 double bedroom first floor apartment set within a bay fronted converted Victorian building. The apartment is beautifully presented throughout and offers a grand sitting/dining room with separate kitchen.

## Key Features

- Situated on a desirable tree-lined road in the heart of Redland within 200m of Redland Green Park and close to Cotham Gardens and Redland train station.
- Within 365m of Redland Green School.
- **Accommodation:** entrance hall, separate kitchen, sitting/ dining room, bedroom 1, bedroom 2 and bathroom/wc.
- Gas central heating throughout.
- Located in the Redland (RD) residents' parking zone.
- Modern kitchen and bathroom suites seamlessly combined with period features such as high ceilings, sash windows and cornicing.

## ACCOMMODATION

**APPROACH:** from the pavement, proceed up the walkway leading up to the large communal entrance door. Opening to:

**COMMUNAL HALLWAY:** staircase rises to first floor landing where the private entrance to the flat can be found immediately in front of you.

**ENTRANCE HALLWAY:** via hardwood front door. Two ceiling light points, cornicing, door entry intercom system, dado rail, radiator, area for cloaks storage, exposed wooden floorboards, moulded skirting boards, doors radiate to all rooms.

**KITCHEN:** (11'1 x 6'8) (3.38m x 2.03m) stunning modern kitchen with an array of shaker style wall, base and drawer units with square edged worktop over and stainless-steel sink and drainer unit. Integrated oven with gas hob and extractor hood over. Appliance space for washing machine and fridge/freezer. Tiled surrounds, cornicing, large secondary glazed sash window overlooking the front elevation, radiator, tile effect flooring.

**SITTING/DINING ROOM:** (18'9 x 16'3) (5.72m x 4.95m) wide bay to front elevation comprising four sash windows with additional secondary glazing, ceiling light point with ceiling rose, cornicing, cast iron feature fireplace, dado rail, radiator, stripped wooden flooring, tall moulded skirting boards. Ample space for seating and dining furniture.

**BATHROOM/WC:** a contemporary suite comprising low level wc with concealed cistern, wash handbasin set on vanity unit with storage beneath, P-shaped bath with system-fed waterfall shower over. Ceiling light point, extractor fan, cornicing, wall mounted towel radiator. Tiled flooring, moulded skirting boards.







**BEDROOM 1: (13'11 x 13'0) (4.25m x 3.95m)** generous double bedroom with two large double glazed sash windows overlooking the rear elevation with city-scape views. Ceiling light point, cornicing, radiator, stripped wooden flooring, skirting boards.

**BEDROOM 2: (14'3 x 9'11) (4.35m x 3.01m)** double bedroom with double glazed sash window to rear elevation with far reaching views, cornicing, radiator. Airing cupboard housing Vaillant combi-boiler. Space for desk (ideal for home working), exposed wooden floorboards, ceiling light point, moulded skirting boards.

## 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 1995 . This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £25. 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.

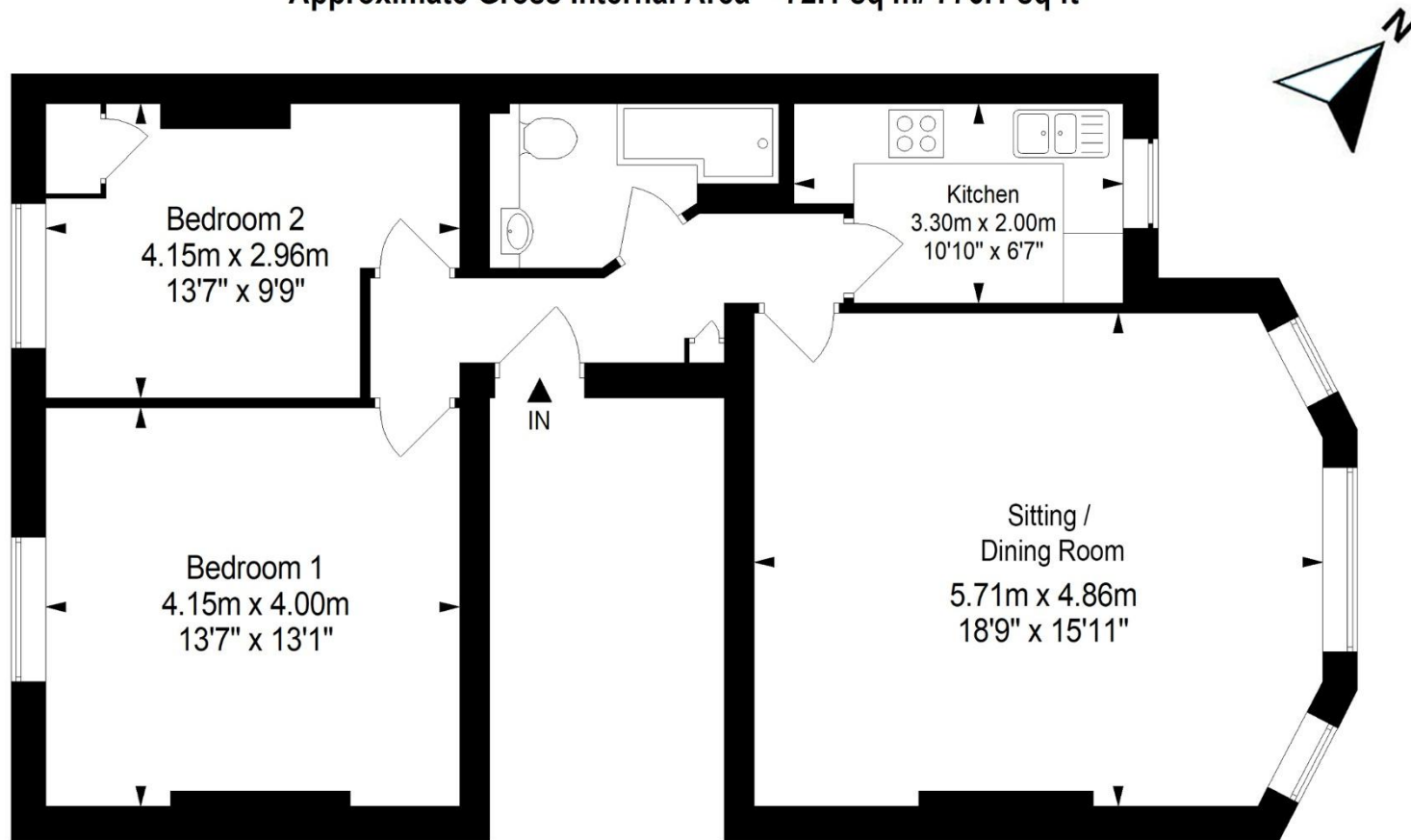


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		64 D	78 C

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

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Approximate Gross Internal Area = 72.1 sq m/ 776.1 sq ft



**This floor plan has been drawn using RICS guidelines (GIA)**

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.  
All Efforts have been made to ensure its accuracy at time of print