



Top Floor Flat, 1 Iddesleigh Road  
Guide Price £420,000

RICHARD  
HARDING



# Top Floor Flat, 1 Iddesleigh Road

Redland, Bristol, BS6 6YL

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Enjoying an elevated position on the top floor of a handsome semi-detached Victorian building on a highly coveted road situated within striking distance of Durdham Downs and Whiteladies Road, a substantial three-bedroom apartment flooded with natural light offered to the market with no onward chain.

## Key Features

- Occupying the entire top floor of this handsome Victorian building.
- Three double bedrooms.
- Separate kitchen.
- Flooded with natural light.
- Favoured location within 650 metres of nearby Redland Green School, and within 460 metres of Westbury Park Primary School. Redland Green Park and The Downs are just a short walk away and also convenient for Whiteladies Road, the city centre and Clifton Village.
- A practical and functional apartment which has been successfully rented for many years, now in need of modernisation.
- Located within the Cotham North (CN) Residents Parking Scheme.
- To be offered to the market with no onward chain.

## ACCOMMODATION

**APPROACH:** the property is accessed from pavement via two impressive stone pillars which lead over a level tarmac pathway beside a front garden (not ownership of subject property) past the bin storage where immediately on the left-hand side 4 stone steps ascend to an impressive four-panelled wooden communal entrance door with intercom entry system which leads into: -

**COMMUNAL ENTRANCE HALLWAY:** with access off to the hall floor apartment, carpeted staircase ascends to the top floor of this beautiful period building where the private entrance can be found on the right-hand side. Leading to:-

**ENTRANCE HALLWAY:** accessed via wooden door which subsequently opens into a short private entrance landing where on your right-hand side steps ascend to the secondary landing point with door off to bedroom 3. Doors off to all principal rooms of the apartment, including the principal bedroom, second bedroom, sitting room and separate kitchen, light flooding in via skylight above, gas radiator, moulded skirting boards, laid to lino wooden flooring, light point.

**BEDROOM 3: (12'1" x 11'2") (3.67m x 3.39m)** light coming in via the rear elevation via single sash window, laid to fitted carpet, moulded skirting boards, light point, gas radiator, well-proportioned double bedroom with enough space for a double bed, desk, wardrobe etc dependent upon one's preferences.

**BEDROOM 1: (16'0" x 11'2") (4.88m x 3.40m)** an exceptionally well-proportioned principal bedroom laid to fitted carpet, light coming in via the front elevation via multi-paned sash window, leafy outlook across towards the street scene, moulded skirting boards, gas radiator and light point.

**SITTING ROOM: (15'11" x 15'0") (4.86m x 4.57m)** laid to wooden floorboard effect lino flooring, light flooding in from the front elevation via single sash window with outlook across to the street scene and curtain rail over, gas radiator, moulded skirting boards, light point, picture rail, cast iron fireplace with painted wooden surround and tv/internet point.







**KITCHEN: (10'11" x 6'1") (3.32m x 1.85m)** light coming in via the side elevation via multi-paned single sash window, laid to a variety of wall, base and drawer units with round edged laminate worksurfaces. Electric oven with extractor hood above, stainless steel bowl sink with integrated drainer to side and tap over, space for a free-standing dishwasher, space for free-standing fridge/freezer, smoke alarm, inset ceiling downlights and gas radiator. The kitchen is practical and functional, however in need of modernisation.

**BATHROOM/WC:** comprising low level wc, bath, cubicle with stainless steel shower head and controls, floor standing hand wash basin with chrome tap, heated towel radiator, airing cupboard housing the gas boiler, light coming in via the side elevation via a partially frosted single sash window, extractor fan and inset ceiling downlights.

**BEDROOM 2: (15'0" x 11'1") (4.57m x 3.38m)** light coming in via the rear elevation via multi-paned single sash window, laid to fitted carpet, moulded skirting boards, light point and gas radiator.

### IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents Limited, 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:** is understood that the property will be Leasehold with a new 999-year lease being created to commence on the date of sale. This information should be checked with your legal adviser.

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

#### PLEASE NOTE:

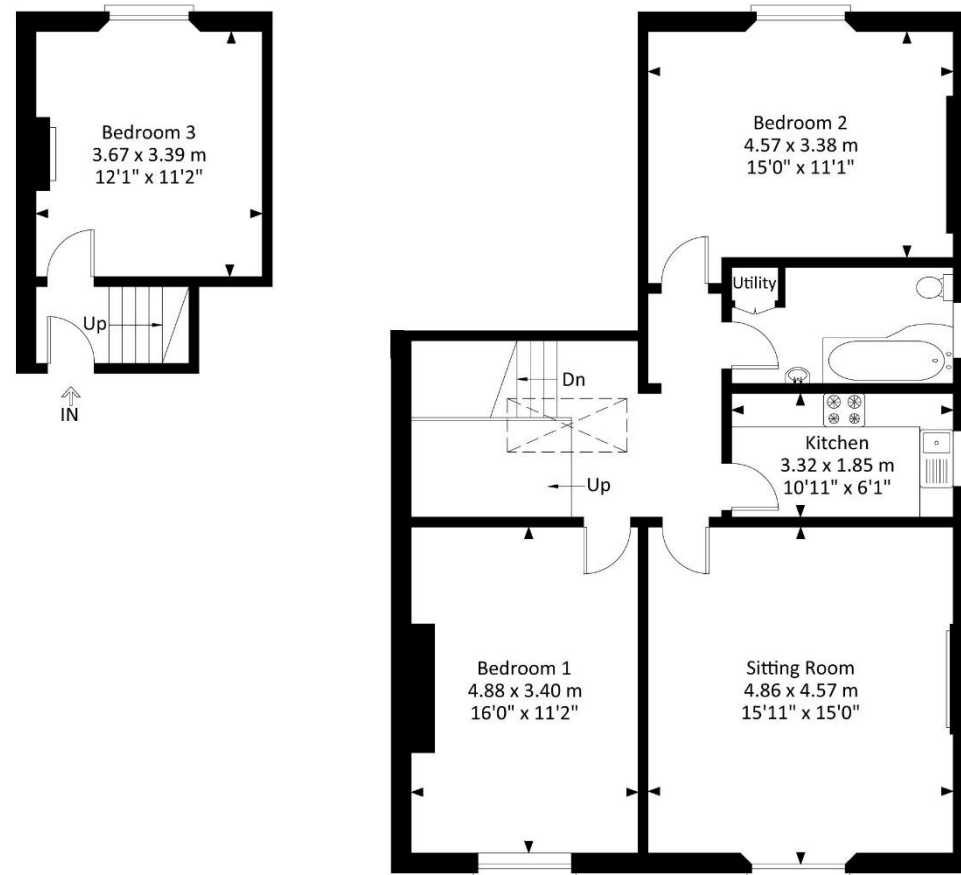
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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.



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 = 98.86 sq m / 1064.12 sq ft



## Second Floor

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