



Garden Flat, 4 Imperial Road

Guide Price £450,000

RICHARD
HARDING

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Redland, Bristol, BS6 6NE

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A well-balanced 3 bedroom apartment with a private south facing rear courtyard garden and private entrance, situated along a sought after tree-lined road immediately adjacent to Whiteladies Road with the added benefit of being offered to the market with no onward chain.

Key Features

- Situated on the lower ground floor of an attractive Bath stone fronted Victorian building with almost immediate access onto Whiteladies Road.
- Within the CN residents parking zone and the Whiteladies Road conservation area. Within easy reach of the cafes, shops and restaurants on Whiteladies Road and Cotham Hill, easy access to Clifton Down railway station and within walking distance of the university and city centre.
- An internally managed building benefitting from a share of the freehold and a 999 year lease.
- Benefitting from a private entrance as well as the rare advantage of a utility room.
- Fully enclosed southerly facing large courtyard garden.

ACCOMMODATION

APPROACH: from pavement, tarmac pathway takes you to four steps that descend to the private entrance to the apartment via wooden front door with glass inserts. Opens to:-

ENTRANCE HALLWAY: a light welcoming hallway with laminate flooring, moulded skirting boards, radiator, ceiling light points. Doors radiate to all principal rooms.

SITTING ROOM: (15'9" x 14'1") (4.81m x 4.30m) good sized reception room with ample space for sofas and dining furniture. Wide bay to front elevation comprising three sash windows providing excellent natural light. Painted wooden flooring, moulded skirting boards, ceiling coving, ceiling rose with light point. Period fireplace with carved wooden mantel, tiled slips and marble hearth. Book shelving to one side of the chimney breast, radiator.

KITCHEN: (11'6" x 6'8") (3.50m x 2.03m) fitted with an array of wall, base and drawer units with laminate worktop over and inset stainless steel sink and drainer unit. Integrated appliances include electric oven with 4 ring gas hob over and extractor hood above. Plumbing and appliance space for dishwasher and fridge/freezer. Tiled splashbacks, ceiling light point, laminate flooring, part glazed wooden door opening to rear courtyard garden. Wall mounted Worcester combi gas boiler.

BEDROOM 1: (14'10" x 11'11") (4.52m x 3.64m) laid with fitted carpet, moulded skirting boards, ceiling light point, double glazed window to rear elevation overlooking the rear garden, radiator. Door opening to:-

BATHROOM/WC: good sized bathroom with access from both bedroom 1 and from the main hallway. White suite comprising low level wc, double ended bath with mixer tap over, dual wall mounted ceramic sinks set into vanity counter top. Large walk-in shower with glass shower screen and wall mounted shower with controls and handheld attachment. Tiled walls, tiled floor, chrome heated towel rail, inset ceiling downlights, extractor fan.

BEDROOM 2: (13'11" x 8'6") (4.23m x 2.60m) laid with fitted carpet, moulded skirting boards, ceiling light point, double glazed window to rear elevation overlooking the rear garden, radiator. Door opening to:-

En-Suite Shower Room/WC: white suite comprising low level wc, wall mounted wash handbasin, fully tiled shower cubicle with glass sliding doors and ceiling mounted shower head. Tiled flooring, partially tiled walls, inset ceiling spotlights, extractor fan.





BEDROOM 3: (10'7" x 7'0") (3.22m x 2.14m) laid with fitted carpet with moulded skirting boards, radiator, ceiling light point, double glazed window to side elevation. Currently utilised as a home office.

UTILITY SPACE: laid to fitted carpet with plumbing and appliance for washing machine and tumble dryer, ceiling light point.

OUTSIDE

REAR COURTYARD GARDEN: (25ft x 20ft) (7.62m x 6.10m) designed for ease of maintenance, laid to paved tiling with attractive period stone wall borders to all sides and with two raised flower beds to rear corners containing mature shrubs & trees, and a built-in stone bench to rear wall. Enjoying a southerly orientation, there is ample space for outside seating/dining furniture and useful side access via wrought iron gate opening via alleyway to the front of the building.

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: it is understood that the property is Leasehold for the remainder of a 999 year lease from 27 June 1979 with an annual ground rent of £5.25. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £50. This information should be checked by your legal adviser.

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

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.

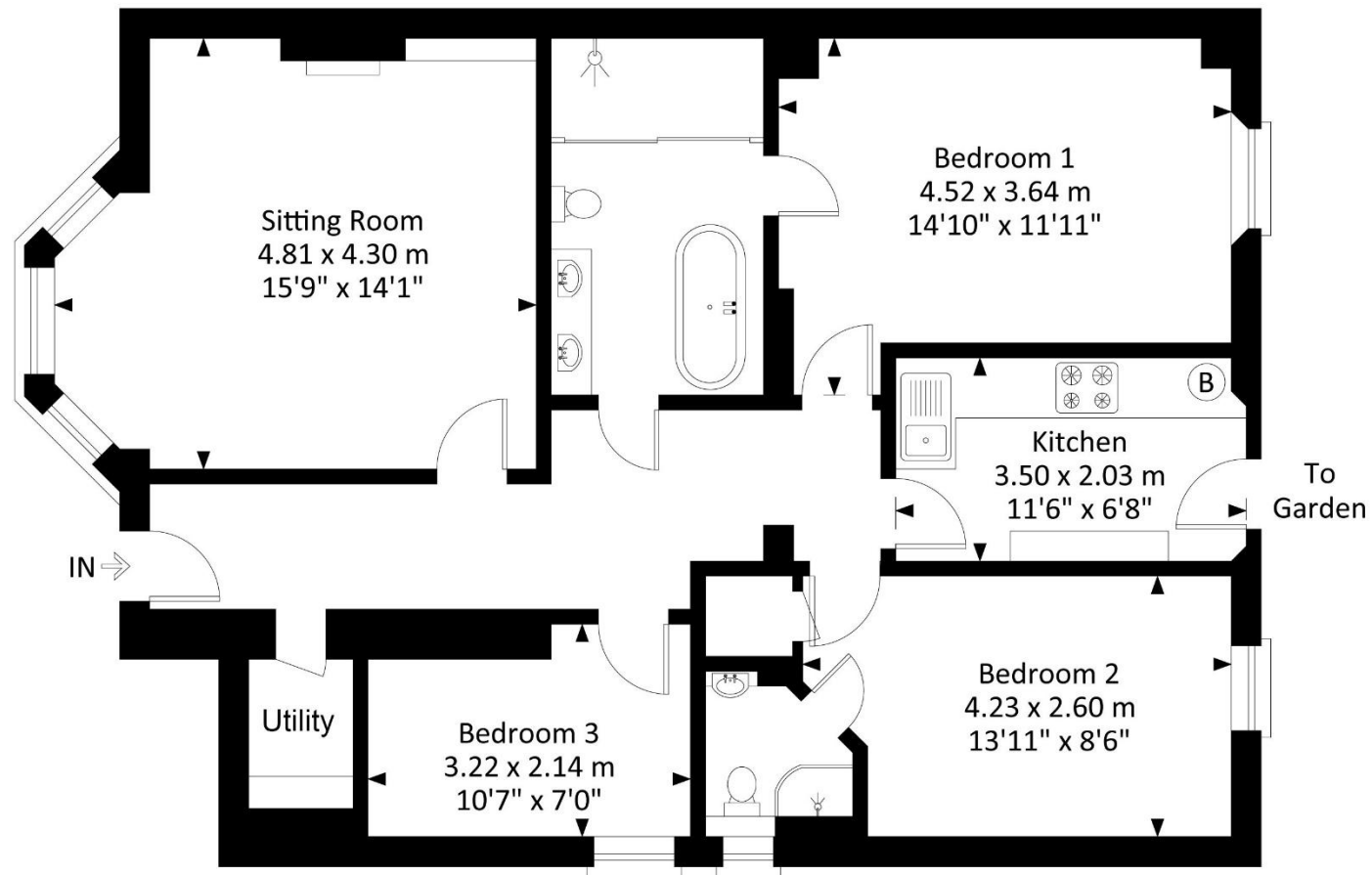
Score	Energy rating	Current	Potential
82+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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Approximate Gross Internal Area = 86.07 sq m / 926.44 sq ft



Lower Ground Floor

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