



Garden Flat, 108 Redland Road

Guide Price Range £625,000 - £650,000

RICHARD
HARDING



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Redland, Bristol, BS6 6QU

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Situated in a popular & convenient Redland location, a stylish and recently refurbished two double bedroom (approx. 1,116 sq.Ft) apartment with private entrance, allocated parking and a large southerly facing private rear garden.

Key Features

- Occupying the lower ground floor of a handsome semi-detached building in a desirable Redland location, being within walking distance to over 400 acres of external space on offer from the famous Durdham Downs.
- A variety of local independent shops (and Waitrose) on North View/Coldharbour Road with florists, bakers, butchers, fishmongers, cafes and some well-regarded neighbourhood eateries all on offer. The property is also located within just a few minutes of Cotham Gardens Park as well as Redland Train Station. The hustle & bustle on offer from Whiteladies Road & Gloucester Road is only a little further afield.
- Recently renovated by the current owners to a high standard throughout, including a stunning new bathroom suite (with walk-in shower, freestanding bath and feature wall) as well as a spectacular modern kitchen/breakfast room.
- Attractive landscaped southerly facing private rear garden with useful side access.
- Allocated off-street parking space plus allocated visitor parking.
- Two well-proportioned double bedrooms





ACCOMMODATION

APPROACH: from the pavement, a level brick paved driveway leads up to the building and the private entrance can be found behind the communal entrance staircase via a wooden effect front door with glass inserts, or alternatively via wooden side gate which opens through to the private rear garden.

ENTRANCE VESTIBULE: laid to tiled flooring with tall moulded skirting boards and inset ceiling downlight. Wall opening provides access through to the hallway, whilst a sliding wooden door opens to:-

CLOAKROOM/WC: low level wc with concealed cistern, bowl wash basin set onto wooden vanity unit with storage beneath, tiled surrounds and mixer tap over. Engineered oak stripped wooden flooring, inset ceiling downlight, extractor fan.

ENTRANCE HALLWAY: engineered oak stripped wooden flooring with moulded skirting boards, inset ceiling downlights. Built-in unit with wooden worktop over with plumbing and appliance space for washing machine and tumble dryer. Deep inset window to the side elevation providing natural light. Cast iron period style column radiator. Doors off to:-

KITCHEN: (15'11 x 10'11) (4.85m x 3.32m) beautiful kitchen/breakfast room recently refurbished and comprising an array of wall, base and drawer units with quartz worktop over and inset Franke fragranite sink. Overhanging breakfast bar with space for seating. Integrated appliances include double electric oven (one space used as an inset coffee machine), 4 ring 2 zone Panoramic induction hob and dishwasher. Space for large American style fridge/freezer. Built-in cupboard housing boiler with additional storage. Tiled natural marble stone flooring with underfloor heating, inset ceiling downlights, tall period style column radiator. Natural light provided by multi-paned window to side elevation and a set of bi-folding doors to rear elevation opening on to the attractive private rear garden.

SITTING ROOM: (14'4 x 13'10) (4.37m x 4.22m) stained stripped wooden flooring, moulded skirting boards, ceiling rose with light point, cast iron period style column radiator, alcove into chimney breast with granite hearth and space for stove, built-in cupboards and shelving to either side of chimney recess. Wall opening through to:-

CONSERVATORY: (11'9 x 7'9) (3.58m x 2.37m) terracotta tiled flooring, upvc double glazing to ceiling and two sides incorporating casement windows and door opening to the rear garden.

BEDROOM 1: (18'7 x 13'6) (5.66m x 4.11m) wonderful principal bedroom with bay window to front elevation comprising three sash windows with secondary glazing behind. Ceiling rose with light point, feature fireplace with moulded plaster mantel, granite hearth and inset burner, tall period style column radiators, moulded skirting boards, parquet herringbone wooden flooring. Built-in wardrobes with mixture of hanging rails, drawers and shelf storage.

BEDROOM 2: (13'10 x 11'4) (4.22m x 3.44m) double bedroom with stripped wooden flooring, sash window to front elevation, moulded skirting boards, radiator, built-in shelving, ceiling light point.

BATHROOM: recently refurbished to a high standard, comprising freestanding stone composite bath with flooring standing mixer tap and handheld shower attachment, bowl style stone composite washbasin set onto floating vanity unit with storage drawers beneath, oversized walk-in shower with overhead rainfall shower and a handheld attachment connected to wall mounted controls. Inset ceiling downlights, extractor fan, towel radiator, partially tiled walls and wood effect flooring.



OUTSIDE

OFF STREET PARKING: one allocated parking space at the front of the building located on the left, closest to the flat entrance. There is also an allocated visitor space available.

REAR GARDEN: attractive landscaped private rear garden enjoying a southerly orientation and capturing most of the day's sun. With a mixture of wall and timber fences borders screened by a selection of mature trees and shrubs, the garden offers a great deal of privacy. With paved terrace closest to the property featuring raised flower bed with a variety of herbs and flowering plants. Two steps lead to a further paved terrace and section of lawn. Paved pathway leads along one side of the lawn to a further paved terrace at the rear – perfect for alfresco dining.

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 September 1975 and is subject to an annual ground rent of £10. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £125. 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		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

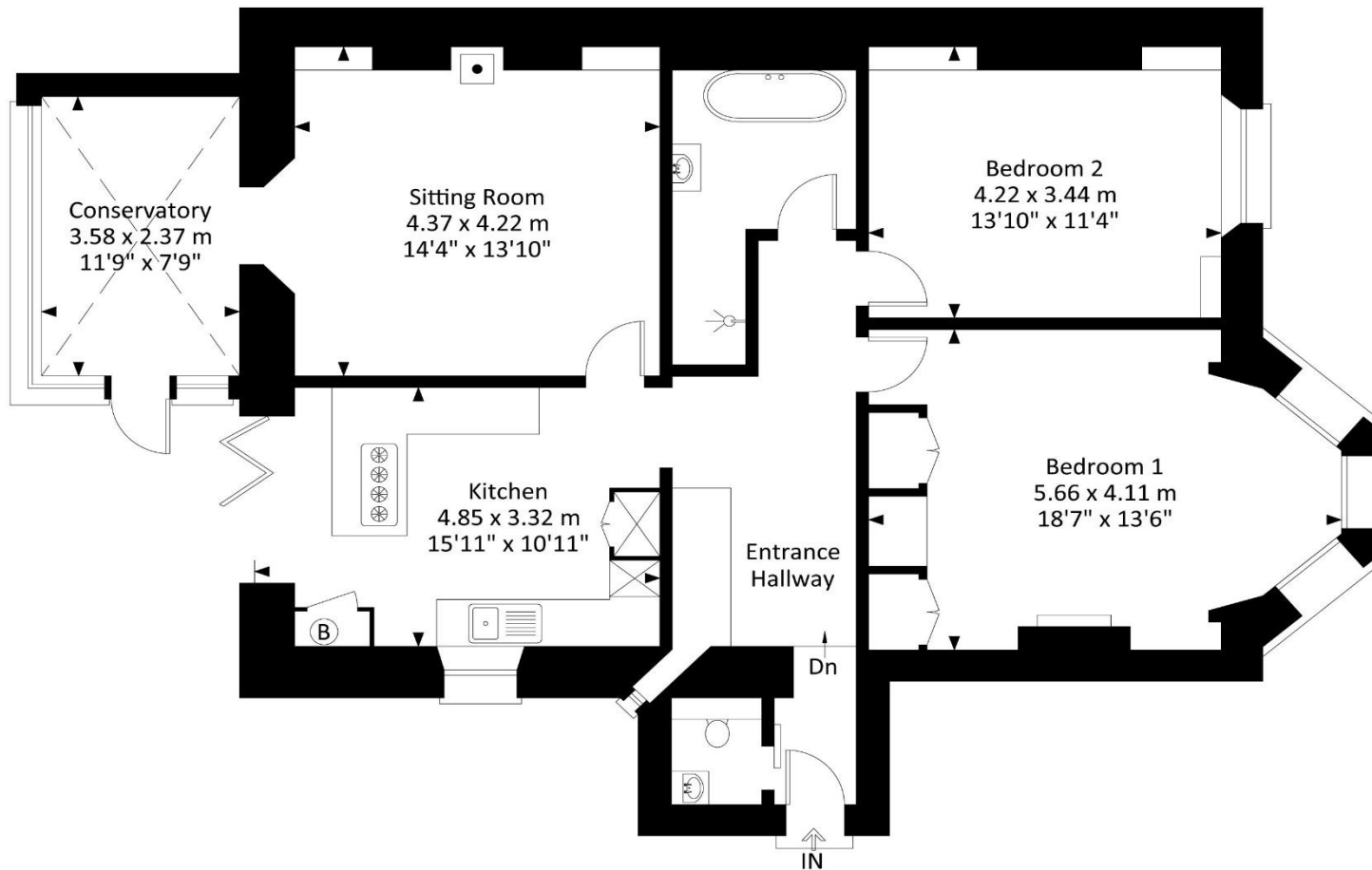
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





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Approximate Gross Internal Area = 103.68 sq m / 1116.0 sq ft



Lower Ground Floor

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