



Second Floor Flat, (Flat 14), Whitebeam Court, Audley, Redwood Drive,
Guide Price £525,000

RICHARD
HARDING

Second Floor Flat, (Flat 14), Whitebeam Court, Audley, Redwood Drive Failand, Bristol, BS8 3DZ

RICHARD
HARDING

A delightful and generously proportioned 2 double bedroom, 2 'bathroom' second floor balcony apartment with parking, situated within this impressive later living development set within acres of landscaped parkland in a first-class & peaceful location a moments' drive away from the 'hustle & bustle' of the city.

Key Features

- Audley Redwood retirement village is set within acres of landscaped parkland and is only Just minutes from historic Clifton and the spectacular North Somerset coast. Surrounded by beautiful green landscape, Audley Redwood comprises of 106 luxury apartments and 20 cottages, offering one, two or three bedrooms, all built to perfectly complement the local Georgian architecture. At the heart of the village is Redwood Hall, home to the Audley Club with its library, restaurant and luxury health club with steam room and sauna.
- Private balcony.
- Guest Suites Available for visitors
- Two double bedrooms.
- Underfloor heating throughout.
- Allocated & guest parking.
- Lift access
- An impressive and sizeable apartment finished to a first class standard, with high ceilings offering a sense of space and light

ACCOMMODATION

APPROACH: The property is accessed from Beggar Bush Lane where a private road leads to the car park with allocated parking for the flat and visitor parking available also. Level tarmac pathway leads to the 'Whitebeam' development where communal doors with intercom entry system enters to:

COMMUNAL AREA: laid to fitted carpet, access to ground floor apartments, carpeted staircase or lift ascends to the second floor of this development, where a corridor leads to your left hand side. The private entrance to Flat 14 can be found via multi-panelled wooden door, opening to:-

ENTRANCE HALLWAY: an L shaped hallway providing access off to the en-suite principal bedroom, two large storage cupboards, bathroom, bedroom 2, and semi open-plan sitting room and kitchen. Laid to fitted carpet, moulded skirting boards, multiple light points, alarm panel, intercom entry system, carbon monoxide alarm and smoke alarm.

SEMI OPEN-PLAN KITCHEN/SITTING ROOM: measured and described separately as follows:-

Sitting Room: (16'6" x 12'6") (5.02m x 3.80m) laid to fitted carpet, moulded skirting boards, tv point, internet point, multiple light points, light coming in from the side elevation via upvc multi-paned triple glazed window. French doors leading out to:-

Balcony: laid to wooden decking and enclosed by metal railings, offering a perfect al fresco dining space.

Kitchen: (12'6" x 7'5") (3.80m x 2.25m) finished to a high standard throughout with a stylish and modern kitchen comprising a variety of wall, base and drawer units with square edged quartz worktops, double oven, 4 ring induction hob with extractor hood above, integrated slimline dishwasher, integrated washer/dryer, stainless steel 1 ½ bowl sink with drainer unit to side and tap over, light coming in from the side elevation, integrated fridge/freezer, stylish tiled flooring, inset ceiling downlights.

BEDROOM 1: (18'10" x 12'3" max into wardrobe) (5.73m x 3.74m) a well-proportioned principal bedroom with light flooding in from the front elevation via two multi-paned upvc triple glazed windows with leafy outlook across towards the car park, two large integrated wardrobes, laid to fitted carpet, ceiling cornicing, light point, moulded skirting boards, multiple light points, thermostat. Door to:-

En-Suite Shower Room/WC: laid to stylish tiled flooring; comprising low level wc, wall mounted wash hand basin with chrome tap, walk-in shower cubicle with glass insert and wall mounted shower head and controls over, inset ceiling downlights, extractor fan, chrome towel radiator, stylish tiled walls.





BEDROOM 2: (12'6" x 10'8") (3.81m x 3.25m) a well-proportioned and versatile second bedroom with light coming in from the front elevation via multi-paned upvc triple glazed windows with a leafy outlook over the car park, laid to fitted carpet, moulded skirting boards, light point, ceiling cornicing, thermostat.

BATHROOM/WC: laid to stylish tiled flooring, comprising low level wc, wall mounted wash hand basin with chrome tap, tiled bath cubicle with wall mounted shower head and controls over, inset ceiling downlights, extractor fan, chrome towel radiator, tiled walls, inset ceiling downlights.

OUTSIDE

COMMUNAL AREAS: Audley Redwood retirement village is set within acres of landscaped parkland and is only just minutes from historic Clifton and the spectacular North Somerset coast. Surrounded by beautiful green landscape, Audley Redwood comprises of 106 luxury apartments and 20 cottages, offering one, two or three bedrooms, all built to perfectly complement the local Georgian architecture. At the heart of the village is Redwood Hall, home to the Audley Club with its library, restaurant and luxury health club with steam room and sauna.

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 125 year lease from 1 October 2017. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £700 pcm. This information should be checked by your legal adviser.

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

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	83 B	83 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.



14 Whitebeam Court, Redwood Drive, Failand, Bristol, BS8 3DZ

Approximate Gross Internal Area = 86.59 sq m / 932.04 sq ft

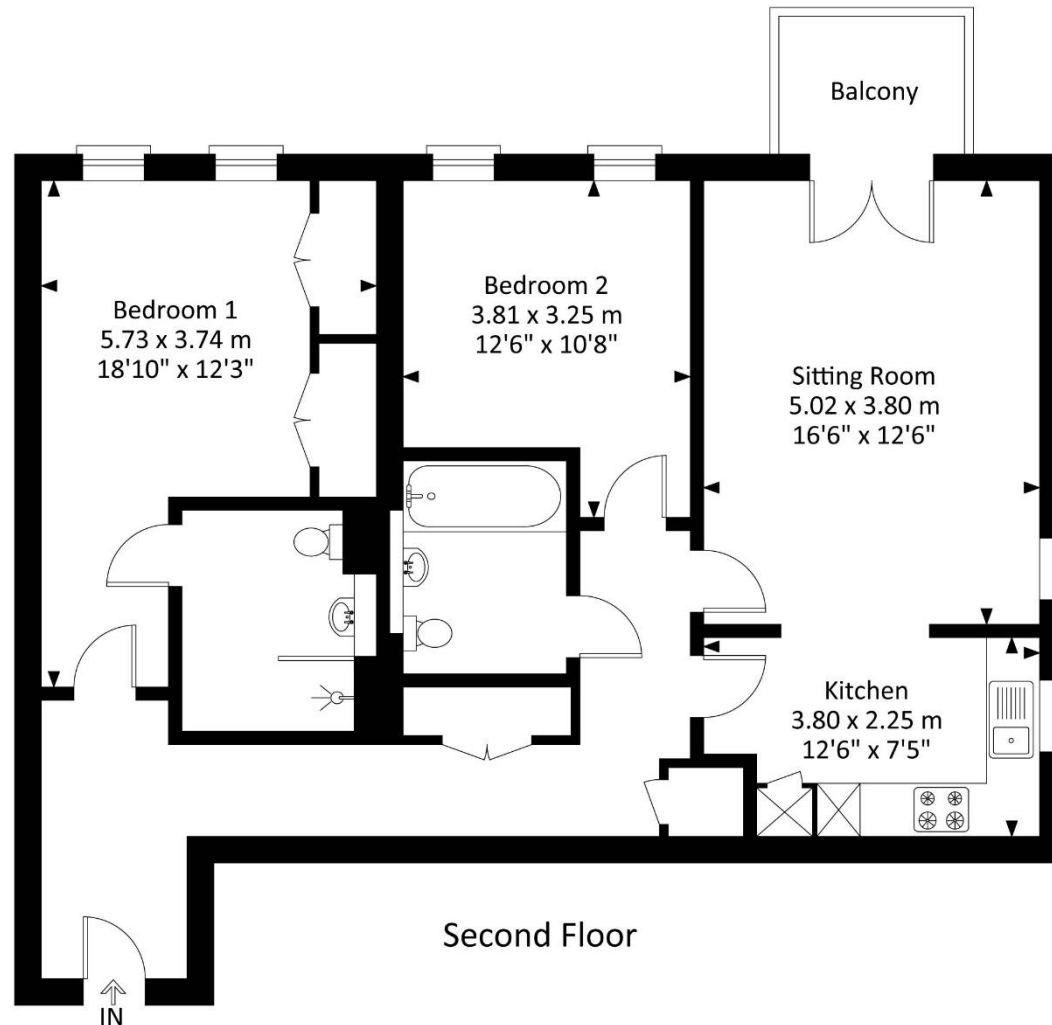


Illustration for identification purposes only, measurements and approximate, not to scale.