



17 Chapter Walk, Redland
Guide Price £800,000

RICHARD
HARDING



17 Chapter Walk,

Redland, Bristol, BS6 6WA

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A contemporary 4 bedroom townhouse tucked away in this highly regarded gated development within moments of both the Downs and Whiteladies Road and within 750 metres of Redland Green School. Further benefitting from an integral garage, allocated off street parking, two balconies and south facing rear courtyard garden.

Key Features

- Bright, generously proportioned and presented to the highest standard - 3 double bedrooms to the top floor & an additional and spacious en-suite ground floor bedroom which could accommodate a dependent relative/independent teenager or a work from home office space.
- **Ground Floor:** entrance hallway, bedroom 2 with en-suite shower room/wc.
- **First Floor:** landing, sitting room with access to balcony, kitchen/dining room, cloakroom/wc.
- **Second Floor:** landing, bedroom 1 with en-suite shower/wc and access to balcony, bedroom 3, bedroom 4, bathroom/wc.
- **Outside:** integral garage, south facing courtyard rear garden, parking space and visitor parking.
- Set in a very popular location, perfectly presented to enjoy the Downs with circa 400 acres of recreational space almost on the doorstep, Whiteladies Road has a range of bars, restaurants and amenities including Clifton Down Shopping Centre and Train Station and convenient for a range of interesting and useful shops on North View and Coldharbour Road
- A superb townhouse, surprisingly spacious and set in a very convenient location.





GROUND FLOOR

APPROACH: via pathway leading to the front door, there is a handy storage cupboard to the right of the front door housing meters and bin.

ENTRANCE HALLWAY: partially glazed wooden entrance door, lovely wide hallway with staircase rising to first floor, handy understairs storage cupboard with useful shelving and hanging rail, understairs storage, inset ceiling downlighters, radiator, square edge skirting boards, door leading to:-

BEDROOM 2: (13'3" x 13'0") (4.05m x 3.97m) a very handy room which could also be used for a dependent relative, or work from home office. Double glazed window and door leading to rear courtyard garden, ceiling light point, radiator, square edge skirting boards, door leading to:-

En-Suite Shower/WC: generous en-suite shower room with low level wc, pedestal wash hand basin, large shower cubicle with system fed waterfall shower and separate hand shower over, tiled surrounds, tall wall mounted towel radiator, inset ceiling downlighters, extractor fan, tiled flooring.

FIRST FLOOR

LANDING: a generous landing with stairs rising to top floor landing, inset ceiling downlighters, door and gate entry intercom system, radiator, square edge skirting boards, door opening to boiler cupboard, doors leading to kitchen/dining room, sitting room and cloakroom/wc.

SITTING ROOM: (17'11" x 17'11") (5.46m x 5.45m) a lovely bright and spacious room with an array of double glazed windows overlooking rear elevation and door leading out onto rear balcony, two ceiling light points, two radiators, tv point, square edge skirting boards.

Balcony: steel and glass balustrade with timber deck, metal gate with steps leading down onto rear courtyard.

KITCHEN/DINING ROOM: (17'10" x 10'0") (5.44m x 3.04m) a wonderful spacious room with a range of double glazed windows to front elevation. Measured as one but described separately as follows:-

Kitchen Area: with a modern range of wall, base and drawer units with granite worktop over, inset 1 ½ bowl stainless steel sink with drainer unit and chrome mixer tap over, 5 ring AEG gas hob and AEG extractor fan over, Neff double oven, integrated fridge/freezer, integrated Bosch dishwasher, ceiling downlighters, tile effect flooring, square edge skirting boards.

Dining Area: space for large dining room table and chairs, tv point, telephone point, radiator. Large handy utility cupboard with space for washing machine and tumble dryer, utility worktop with wooden shelving above.

CLOAKROOM/WC: comprising low level wc, pedestal wash hand basin, wall mounted towel radiator, tiled splashbacks, inset ceiling downlighters, extractor fan, square edge skirting boards, tiled flooring.

SECOND FLOOR

LANDING: inset ceiling downlighters, radiator, square edge skirting boards. Doors leading to bedroom 1, bedroom 2, bedroom 3 and bathroom/wc.

BEDROOM 1: (17'10" x 10'11") (5.43m x 3.33m) a large master bedroom with a range of double glazed windows to rear elevation and door opening out onto balcony, two built-in double wardrobes both fitted with useful hanging rail and storage shelving above, ceiling light point, radiator, square edge skirting boards. Door into:-

En-Suite Shower/WC: a white bathroom suite comprising of low level wc, pedestal wash hand basin, large shower enclosure with mains fed shower over, tiled surrounds, wall mounted towel radiator, inset ceiling downlighters, extractor fan, shaver socket, large fitted wall mirror, tiled flooring, square edge skirting boards.

Balcony: steel and glass balustrade with timber deck.

BEDROOM 3: (13'1" x 9'0") (3.99m x 2.73m) large double glazed window overlooking front elevation, a double bedroom with useful fitted double wardrobe with hanging rails and storage shelving, radiator, telephone point, ceiling light point, square edge skirting boards.



BEDROOM 4: (9'2" x 8'1") (2.79m x 2.48m) double glazed window to front elevation, ceiling light point, built-in double wardrobe with hanging rail and storage shelving, tv point, telephone point, radiator, ceiling light point, square edge skirting boards.

BATHROOM/WC: white bathroom suite comprising low level wc, pedestal wash hand basin, panelled bath with shower over, tiled surrounds, inset ceiling downlighters, extractor fan, towel radiator, tiled flooring, square edge skirting boards.

OUTSIDE

INTEGRAL GARAGE: (17'9" x 9'0") (5.41m x 2.73m) electric up and over door, power and light.

FRONT COURTYARD: covered porch, useful bin store containing outside tap.

REAR GARDEN: south facing level paved rear courtyard enclosed by wooden fencing with mature shrubs and trees to the borders.

PARKING: there is an additional parking space located at the front of the property which is number '17'. In addition, there are also numerous visitor parking bays.

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 250 year lease from 1 January 2004, with a ground rent of £515.68 p.a and an estate charge of £1,208.34 p.a. An electronic copy of the lease, including the ground rent schedule, is available upon request. Please contact the office for more information. This information should be checked with your legal adviser.

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

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	79 C	86 B
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.



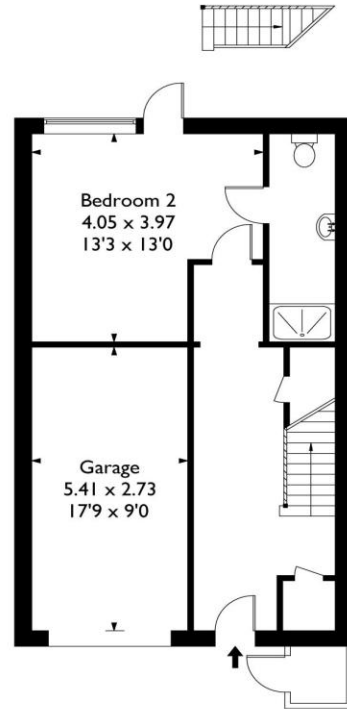


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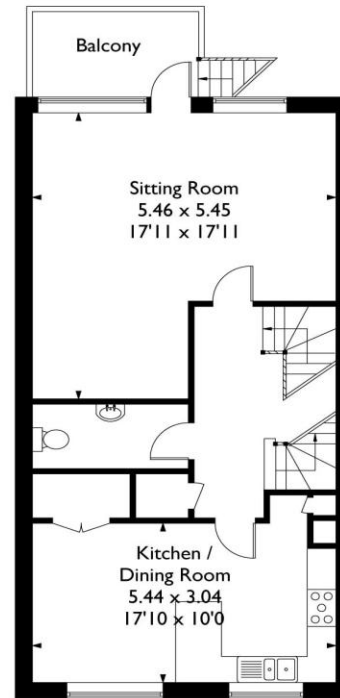
Approximate Gross Internal Area 151.7 sq m / 1633.3 sq ft

Garage Area 14.8 sq m / 159.1 sq ft

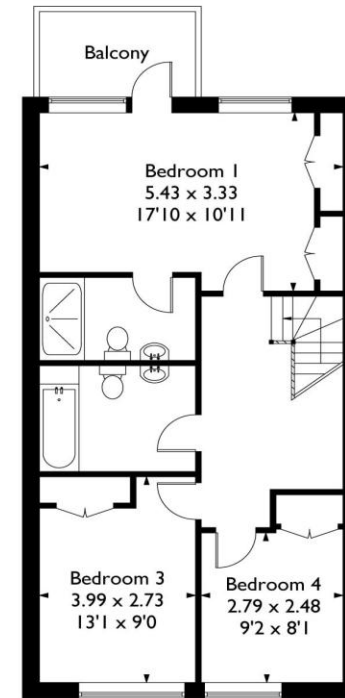
Total Area 166.5 sq m / 1792.4 sq ft



Ground Floor



First Floor



Second Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.