



Hall Floor Garden Flat, 36 Stoke Lane

Guide Price £325,000

RICHARD  
HARDING



# Hall Floor Garden Flat, 36 Stoke Lane

Westbury-On-Trym, Bristol, BS9 3DN

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**A spacious 1 double bedroom hall floor garden apartment with level access a generous westerly facing rear garden and a level walk to local shops.**

## Key Features

- 1 of only 2 flats in a converted circa 1930's end terrace house.
- Level access and a level walk to local shops, taking you into the heart of Westbury-on-Trym Village.
- A large footprint for a 1-bedroom apartment, occupying the same space as many 2-bedroom flats.
- A very appealing westerly facing enclosed rear garden which is private to the apartment.
- An internally managed building benefiting from the remainder of a 999-year lease.

## ACCOMMODATION

**APPROACH:** the property is approached from the pavement via wrought iron gates over a decorative checkerboarded styled shared pathway up to storm porch with bells for each of the 2 apartments sharing the wood effect communal entrance door with stained leaded glass which opens to: -

**COMMUNAL HALLWAY:** short communal hallway with wood flooring which continues through to the apartment with high ceilings, ceiling mouldings, meter cupboard (shared including electrics and water supply) and private door straight ahead with leaded stained-glass window into: -

**HALLWAY:** wood flooring and high ceilings with ceiling mouldings continue with central ceiling rose, large alcove positioned under the stairs widen the hallway provides useful storage space with understairs storage, vertical column radiator and door into: -

**SITTING ROOM:** ( 15'0" x 11'11" ) (4.58m x 3.62m) upvc double glazed windows to front elevation with pleasant street scene views, plantation style shutters with radiator below, wood flooring continues along with high ceilings with attractive curved corners above the picture rail and attractive ceiling mouldings with central ceiling rose, large working cast iron insert fireplace with gas connection, wooden surround and mantel and stone hearth. This room could be used either as the sitting room or main bedroom.

**BEDROOM:** (13'8" x 10'0" ) (4.17m x 3.05m) upvc double glazed window looking directly into conservatory with radiator below, high ceilings and wooden flooring continue with ceiling mouldings, picture rail, central ceiling rose, cast iron insert fireplace with mantle and stone hearth and built in wardrobes both sides of the chimney breast.

**KITCHEN:** (14'6" x 8'0" ) (4.41m x 2.44m) spacious galley style kitchen providing access between rooms, eye level and undercounter kitchen units with large upstand above square edged work surfaces. Integrated stainless steel sink with mixer tap, stainless steel extractor hood with lighting above 4 ring gas hob with stainless steel splashback, further worksurface area on opposing wall providing space for breakfast bar with undercounter radiator, built in double oven with built in microwave above, integrated tall fridge freezer adjacent to pull out larder style cupboard, integrated slim line dishwasher and space for undercounter washing machine. Cupboard with false wall concealing gas boiler, tiled flooring and opening to: -

**DINING ROOM:** (14'3" x 8'5" ) (4.35m x 2.57m) an attractive second reception room with wooden flooring continuing, column radiator, wall mounted television point and aluminium double glazed bi-folding door opening on to rear garden.

**INNER HALLWAY/UTILITY:** from the kitchen with natural light from Velux double glazed skylight, this serves as an interstitial hallway between kitchen and bathroom with tiled flooring, space for further small kitchen appliances, shelving at head height and wall mounted underfloor heating controls.







**BATHROOM/WC:** a pair of upvc double glazed obscured widows to rear elevation to rear garden, fully tiled floor and partially tiled walls above an acrylic bath with mixer tap and shower hose attachment, tiled sills and matching tiled vanity unit with countertop bowl sink with mixer tap, adjustable mirror with shaving light. Close coupled wc, tall heated towel rail, underfloor heating and walk in wet room shower with completely level access and a fully tiled shower enclosure with mains fed Triton shower and wall mounted extractor fan.

**OUTSIDE**

**REAR GARDEN: (48'0" x 18'1") (14.68m x 5.52m)** a neatly rectangular long westerly facing rear garden with level access to the raised patio which abuts the second reception room, with wooden balustrade, outside lighting, water and power supplies which provide a superb seating area for the evening sun. A shallow flight of 6 steps with a half landing and handrail down to the greater part of the garden below it. The larger part of the garden is fully enclosed with timber panelled fencing and is generally arranged as a low maintenance stone chipped garden with decorative borders, medium sided cherry tree and a further seating area in the rear corner, which is patioed looking back towards the property for the southerly and westerly facing sun. There is a storage area which is screened from the property on a hard standing area to the rear immediately before the rear pedestrian access gate opening on to the rear lane.

**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 29 September 1909. This information should be checked with your legal adviser.

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

**PLEASE NOTE:**

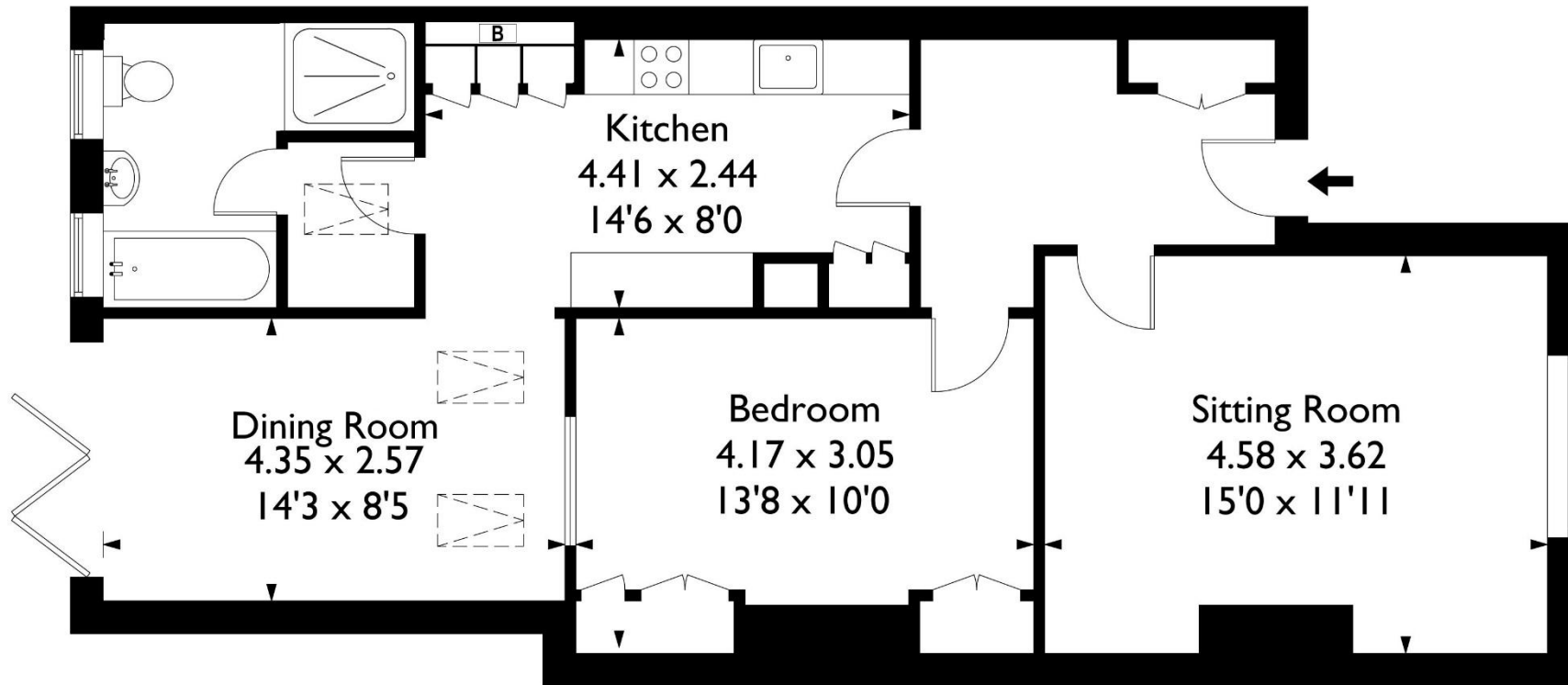
- 1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- 2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for 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>
- 3. The photographs may have been taken using a wide angle lens.
- 4. 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.
- 5. 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.
- 6. 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.
- 7. 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.
- 8. 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.
- 9. 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		
55-68	D	66 D	75 C
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.

# Stoke Lane, Westbury on Trym, Bristol BS9 3DN

Approximate Gross Internal Area 66.90 sq m / 720.30 sq ft



## Ground 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.