



Top Floor Flat F, 161 Redland Road
Guide Price £545,000

RICHARD
HARDING

Top Floor Flat F, 161 Redland Road

Redland, Bristol, BS6 6YE

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An impressive 3 double bedroom apartment that occupies the entire top floor of 2 attractive Victorian semi-detached properties, with windows on all elevations providing city scape views around. Located in a popular area and immediate proximity to Redland Green which offers plenty of open space, children's play park as well as Redland Green tennis club with its gym and squash facilities. The apartment further benefits from allocated off-street parking and offered to the market with no onward chain.

Key Features

- The apartment benefits from a large living room measuring 24ft x 22ft and off-street parking.
- Conveniently located in the heart of Redland, close to the green spaces of Redland Green Park, Cotham Gardens and the Downs. Only a short walk to the amenities of Whiteladies Road with Chandos Road and North View only being a little further afield as well as Henleaze High Street being easily accessible.
- 3 double bedrooms.
- **Accommodation:** entrance hallway, living room, kitchen, bedroom 1, en-suite shower/wc, bedroom 2, bedroom 3 and bathroom/wc.
- **No onward chain.**



ACCOMMODATION

APPROACH: via pathway to communal front door, communal entrance hallway with tessellated flooring and stairs rising to front door of the flat. Private staircase leads to the entrance hall of the flat.

ENTRANCE HALLWAY: doors radiate to all rooms, skylight, telephone entry system, radiator and gallery style landing overlooking the stairs.

LIVING/DINING ROOM: (24'8" x 21'11") (7.52m x 6.68m) 2 double glazed Velux style windows to side, 1 double glazed window to front with window seat, 2 radiators, soundproofed oak flooring and beams.

KITCHEN: (17'8" x 5'8") (5.38m x 1.73m) 2 double glazed Velux style windows to the rear of the property, modern fitted kitchen comprising of wall and base units with worktop space, 1 ½ bowl sink unit with mixer tap, four gas ring hob with electric oven, integrated appliances include washing machine, dishwasher, fridge and freezer. Wall mounted gas combi boiler.

BEDROOM 1: (17'7" x 13'7") (5.36m x 4.14m) 2 double glazed Velux style windows, one to side and one to front, exposed beams and 2 radiators.

En-suite shower/wc: double glazed window to front and Velux style window to side, white suite comprising of double shower cubicle with mains fed shower system, low level wc and pedestal wash hand basin, part tiled wall, small storage cupboard and heated towel rail.





BEDROOM 2: (12'2" x 11'11") (3.71m x 3.63m) double glazed Velux style window to rear, double glazed window to side, radiator and exposed beams.

BEDROOM 3: (10'4" x 8'4") (3.15m x 2.54m) galleried style entrance with balustrade and handrail overlooking the main room, steps down lead to bedroom area, double glazed Velux style window to rear with far reaching views towards Redland Tennis Club and Redland Green, double radiator and exposed beams.

BATHROOM/WC: sash window to the front of the property with far reaching views towards Clifton and Dundry beyond, white suite comprising of panelled bath with mains fed shower, low level wc, pedestal hand wash basin, heated towel rail and part tiled walls.

OUTSIDE

PARKING: allocated space for 1 car and communal bike shed.

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 1 January 1998, subject to an annual ground rent of £10. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £2,700. This information should be checked by your legal adviser.

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

PLEASE NOTE:

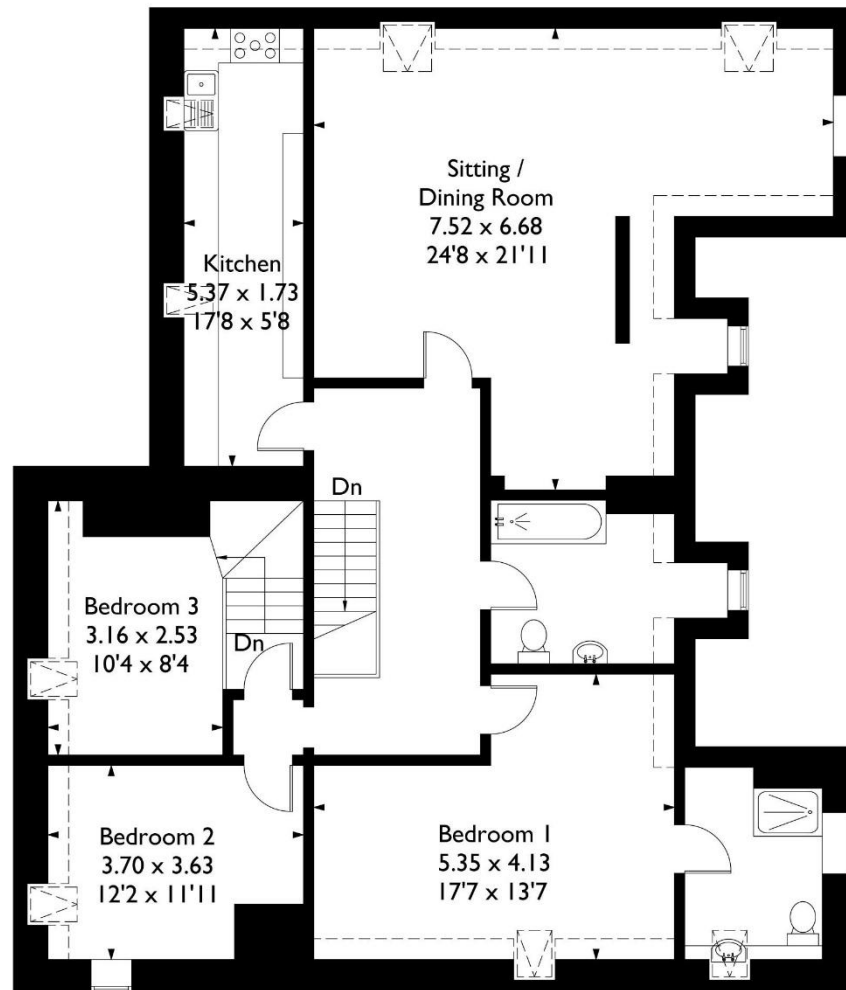
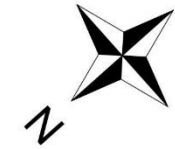
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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.



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

Redland Road (Flat F), Redland, Bristol, BS6 6YE

Approximate Gross Internal Area = 123.41 sq m / 1328.37 sq ft



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.