



Top Floor Flat, Flat 6, 1 Redland Court Road  
Guide Price £435,000

RICHARD  
HARDING

# Top Floor Flat, Flat 6, 1 Redland Court Road

Redland, Bristol, BS6 7EE

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Commanding an elevated position on the top floor of a striking semi-detached Victorian building on one of Redlands most coveted roads. A golden opportunity to acquire a well-proportioned, 2 double bedroom apartment in a first-class location.

## Key Features

- A well proportioned 2 double bedroom apartment in a popular leafy Redland location on a prestigious road.
- A practical and functional apartment located just off Redland Road providing easy access to Whiteladies Road, Gloucester Road and the City Centre. Also, nearby local parks including Cotham Gardens and Redland Green.
- Flooded with natural light and further benefitting from stunning elevated city views.
- Accommodation comprises open plan kitchen/dining room/sitting room, 2 double bedrooms and 2 bath/shower rooms.

## ACCOMMODATION

**APPROACH:** the property is accessed via pathway to the right-hand side of the building where you will find the main communal entrance on your left-hand side. Multi panelled wooden door leads through to the communal entrance hallway.

**COMMUNAL ENTRANCE HALLWAY:** a bright, wide and well-maintained space. Staircase ascends to the top floor of this beautiful period building where you will find the private entrance to this flat in front of you.

**ENTRANCE HALLWAY:** accessed via wooden door. Upon entering you are met with an abundance of light whilst the finer details such as bespoke cabinetry and wooden flooring are evident. Double doors to the right open to: -

**KITCHEN/DINING/LIVING SPACE:** (27'11" x 25'3") (8.51m x 7.7m) measured as one but described separately as follows:

**Kitchen/Dining Space:** a range of wall and base units with roll top worksurfaces over, electric oven with four ring induction hob, Neff extractor fan over, integrated dishwasher, plumbing for washing machine, inset steel sink and drainer unit with swan neck mixer tap over, electric radiator, double glazed impressive corner Dorma window.

**Living Space:** five double glazed windows, electric radiator, internet point.

**BEDROOM 1:** (14'5" x 13'10") (4.39m x 4.22m) plenty of natural light flooding in from the rear elevation via 3 double glazed windows with a leafy outlook and elevated city views, electric radiator, bespoke purpose-built wardrobes offering great storage, door leading to: -







**BATHROOM/WC:** Jack and Jill style bathroom, low level wc, fully tiled shower cubicle with mains powered shower, tiled flooring, floor standing wash hand basin with mixer tap over, 2 double glazed windows to side aspect, extractor fan and electric towel radiator.

**BEDROOM 2: (12'6" x 9'9") (3.81m x 2.97m)** a half set of stairs descends to second bedroom. Double glazed sash window to rear aspect offering the same captivating view over the city as bedroom 1, electric radiator, storage cupboard, double glazed Velux window and door leading to: -

**En-Suite:** finished to a high standard much like the Jack and Jill bathroom. En-suite comprises of electric radiator, low level wc, floor standing sink with mixer tap over, double glazed Velux window, extractor fan, fully tiled enclosed shower cubicle with mains powered shower heads and controls and stylish tiled flooring.

### **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 April 2006. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £158 pcm. This information should be checked by your legal adviser.

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

**PLEASE NOTE:**

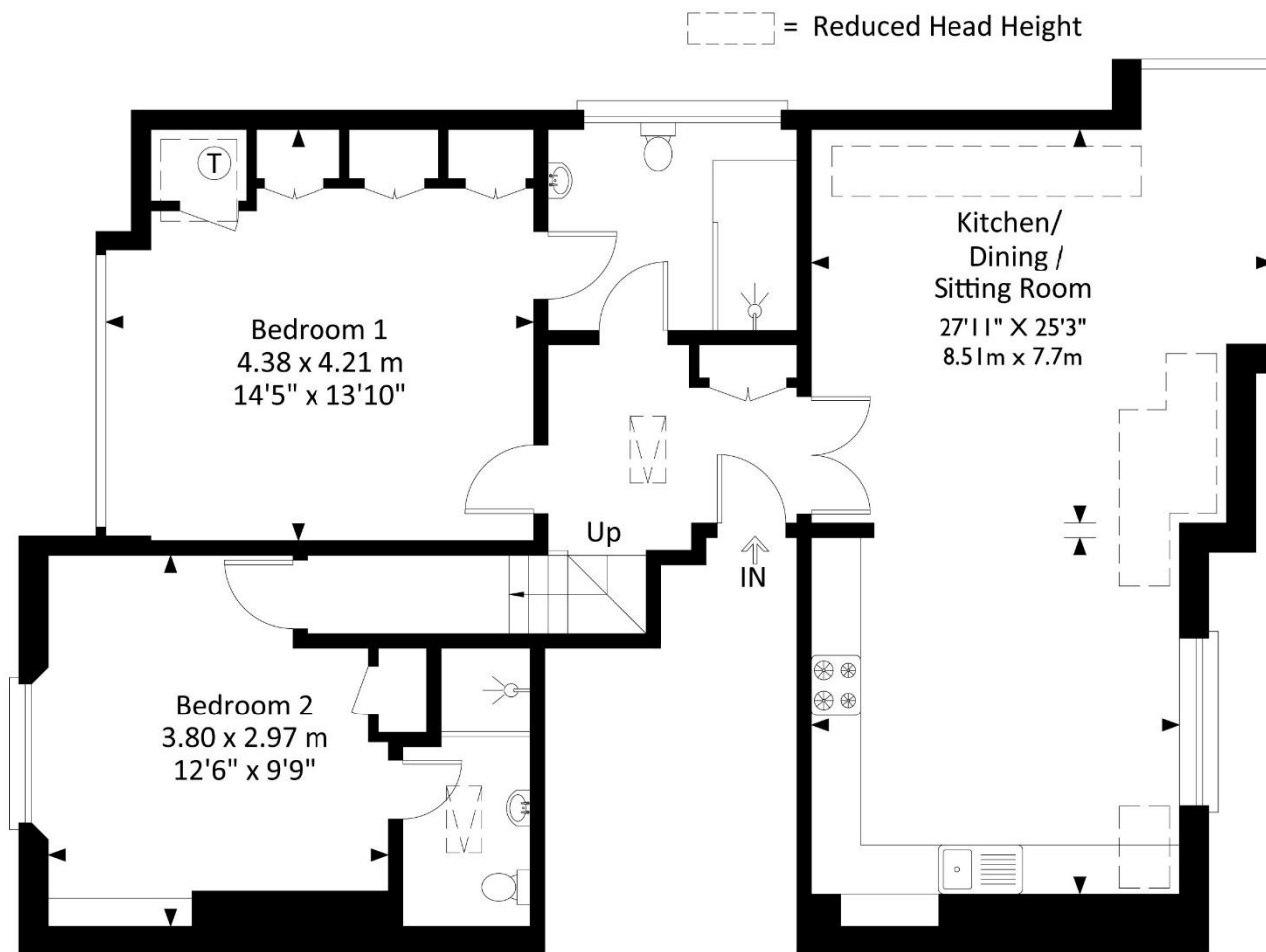
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum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

# Redland Court Road, Redland, Bristol, BS6 7EE

Approximate Gross Internal Area = 87.76 sq m / 944.64 sq ft



Second Floor

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