



Hall Floor Garden Flat, 215 Redland Road

Guide Price £625,000

RICHARD  
HARDING



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Redland, Bristol, BS6 6YT

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An elegant & substantial (circa 1,463 sq. ft.) two bedroom apartment occupying the entire hall floor of an attractive semi-detached period building on one of Redland's most coveted roads nestled within striking distance of Durdham Downs, with a large private rear garden & allocated off street parking space.

## Key Features

- A light filled & airy hall floor garden apartment enjoying an abundance of period features including high ceilings, ornate moulded corning, tall sash windows & period fireplace.
- Large private rear garden.
- Two well-proportioned bedrooms
- One allocated parking space to the front elevation.
- Located within the Redland residents parking scheme.
- The immediate proximity of Redland Green is likely to be of appeal and offers plenty of open space, children's play park and bowling green as well as Redland Green tennis club with gym and squash facilities. St John's C of E Primary School and Redland Green Secondary School are a short walk away. The Downs, Whiteladies Road/Blackboy Hill and Henleaze High Street are also easily accessible.

## ACCOMMODATION

**APPROACH:** the property is accessed from the pavement, over a level tarmac pathway which leads to the front of this substantial period building, where immediately in front of you a multi-panelled wooden door with intercom entry system leads to:-

**COMMUNAL ENTRANCE VESTIBULE:** laid to original period tiled flooring, part glazed wooden door on your right hand side with original stained glass leads to:-

**COMMUNAL HALLWAY:** laid to stripped wooden floorboards, carpeted staircase with wooden balustrade ascends to the upper levels. However, immediately on your right hand side via wooden door is the private entrance to this apartment.

**ENTRANCE HALLWAY:** doors off to drawing room, bedroom 2 and cloakroom/wc. Laid to wooden laminate flooring, radiator, light point, carbon monoxide alarm, smoke alarm, moulded skirting boards, various wall mounted coat hooks.

**DRAWING ROOM:** (21'5" x 15'11") (6.52m x 4.85m) a very elegant drawing room with 3.5m ceiling height; laid to fitted carpet, cast iron fireplace with wooden surround, light flooding in from the front elevation via five sash windows set into bay with internal secondary glazing behind, picture rail, dado rail, light point, two radiators, ceiling corning and moulded skirting boards.

**BEDROOM 2:** (17'11" x 12'1") (5.46m x 3.68m) a well-proportioned and versatile room, currently utilised as a second bedroom; laid to fitted carpet, light coming in from the front elevation via two large sash windows, space into chimney recess, dado rail, moulded skirting boards and ceiling corning.

**CLOAKROOM/WC:** comprising low level wc, wash hand basin with chrome tap, chrome towel radiator, laid to tiled flooring, stylish wall tiling, extractor fan, light point.

**LANDING:** three steps ascend from the entrance hallway to a landing area with doors off to shower room and dining room, steps down to lower ground floor storage area.

**SHOWER ROOM:** laid to stylish wall and floor tiling, floor standing hand wash basin with chrome tap, shower cubicle with glass insert and wall mounted shower head and controls, extractor fan, light point, chrome towel radiator and a shaving point.

**DINING ROOM:** (18'1" x 12'3") (5.50m x 3.72m) a versatile space which could be used for a variety of purposes, however currently utilised as a dining room by virtue of it being adjacent to the kitchen. Laid to wooden laminate flooring, radiator, light point, light coming in from the rear elevation via single sash window with a leafy outlook across towards the garden, large integrated cupboard space, moulded skirting boards, light point. Four steps ascend to a second landing. Door giving access:-

**KITCHEN:** (11'1" x 7'7") (3.37m x 2.30m) comprising of a variety of wall, base and drawer units with space for freestanding fridge/freezer, space for washer, quartz square edged worktops, stainless steel sink with integrated drainer unit beside and tap over, 4 ring hob with extractor hood above, double oven, light point. Light coming in via the side and rear elevations via double glazed windows, upvc door which provides access to the private rear garden.

**SECOND LANDING:** accessed via steps up from dining room; laid to wooden laminate flooring, moulded skirting boards, light point, space for freestanding washer/dryer. Doors off to bedroom 1 and the family bathroom/wc.







**BEDROOM 1: (17'0" x 15'3") (5.17m x 4.65m)** a substantial principal bedroom with easily enough space for a king size bed, desk and wardrobes etc. dependent upon one's preferences; laid to fitted carpet with light flooring in from the rear elevation via four large sash windows with leafy outlook across towards the garden, moulded skirting boards, picture rail, ceiling cornicing, multiple light points, radiator.

**FAMILY BATHROOM/WC:** laid to tiled flooring; comprising low level wc, ceramic panelled bath with glass insert and wall mounted stainless steel shower head and controls, multiple light points, towel radiator, floor standing hand wash basin with chrome tap, access into loft space, extractor fan, light coming in via partially frosted sash window and further single sash window with original stained glass.

### LOWER GROUND FLOOR

from the landing area there is a wooden door which opens to a wooden staircase with balustrade which descends to the lower ground floor.

**STORAGE: (9'2" x 8'11") (2.80m x 2.71m)** a useful storage area with various wall mounted coat hooks, light point and space for a freestanding freezer.

### OUTSIDE

**REAR GARDEN:** large private rear garden, central lawned area, sitting out areas, trees and shrubs, space for potted plants, barbecuing etc., and brick boundary walls on three sides.

**ALLOCATED PARKING:** there is an allocated parking space for this apartment to the front elevation.

### 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 25 December 1974 with a ground rent of £20 p.a. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the annual service charge is £1,140. 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.



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.

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Approximate Gross Internal Area = 135.97 sq m / 1463.56 sq ft

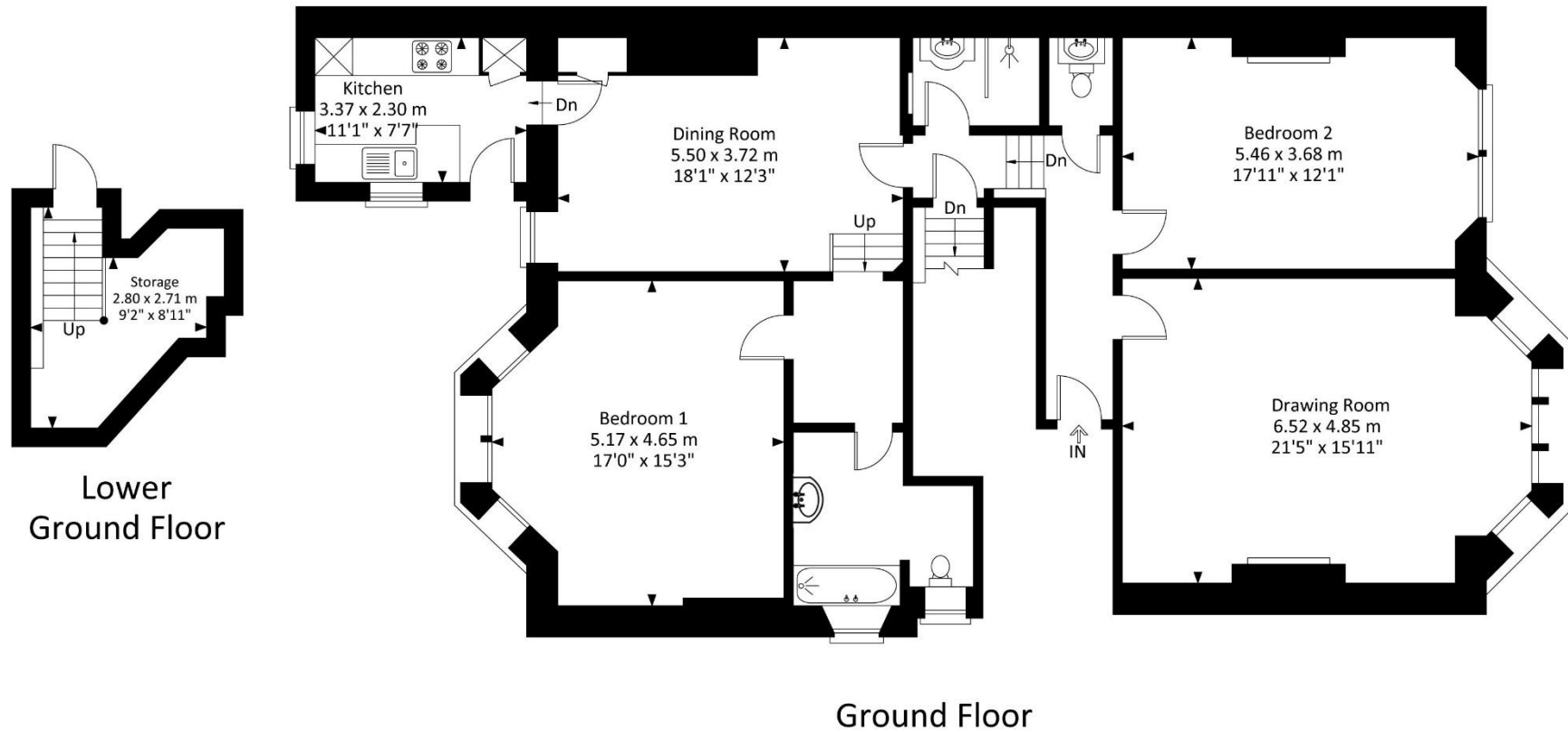


Illustration for identification purposes only, measurements and approximate, not to scale.