



First Floor Flat, 236 High Kingsdown, Kingsdown

Guide Price £395,000

RICHARD
HARDING

First Floor Flat, 236 High Kingsdown, Kingsdown, Bristol, BS2 8DG

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An extremely pleasant, bright and spacious purpose built 2 double bedroom apartment with south facing roof terrace, large kitchen/living/dining room, single garage and lift access.

Key Features

- Kingsdown itself is a vibrant area with a range of architectural styles and enjoys a strong community spirit.
- **Accommodation:** entrance hall, kitchen/living/dining room, bedroom 1, bedroom 2 and bathroom/wc.
- **Outside:** sunny roof terrace with southerly aspect, single garage.
- An excellent city apartment close to Whiteladies Road, city centre, both medical & academic districts and within 100 yards of an eclectic range of independent pubs, restaurants and shops along St Michael's Hill.

ACCOMMODATION

APPROACH: communal entrance door into entrance hallway where you will find stairs or lift rising to the first floor. As you come out of the lift you will find the private entrance door to the apartment on the right hand side.

ENTRANCE HALL: ceiling light point, skirting boards, door entry intercom system, doors lead off to left hand side to bedrooms 1 and 2, a door at the end of the hallway opens to the bathroom and a door to the right opens to kitchen/living/dining room.

KITCHEN/LIVING/DINING ROOM: (21'1" max x 20'0") (6.43m x 6.10m) measured as one but described separately as follows:-

Living/Dining Room: a lovely room, very spacious with full width double glazed bi-fold doors opening to the rear elevation overlooking the private terrace, which benefits from a south facing aspect, two electric radiators, ample space for sofas and dining room furniture, three ceiling lights, skirting boards, opening to:-

Kitchen Area: a range of wall and base units with roll top worksurface over, inset stainless steel sink and drainer unit with mixer tap over, tiled splashback, integrated electric oven, integrated induction hob with cooker hood over, plumbing for washing machine and space for freestanding fridge/freezer.

BEDROOM 1: (14'1" x 11'2") (4.29m x 3.38m) large double glazed windows to front and side elevations, electric radiator, ceiling light point and skirting boards.

BEDROOM 2: (14'1" x 8'4") (4.29m x 2.54m) large double glazed window to front elevation, ceiling light point, electric radiator and skirting boards.

BATHROOM/WC: panelled bath with shower screen and mains fed shower over, low level wc, wash hand basin with vanity unit, ceiling and wall light points, extractor fan and lino flooring.

OUTSIDE

ROOF TERRACE: a large and sunny terrace with southerly aspect, laid to patio with brick boundary wall.

GARAGE: accessed via gated undercroft with electronically opening gates. The garage is numbered '90'.





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 1972, with a ground rent of £63 p.a. We understand that the property also owns a share of the Freehold for the building. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £2,900. This information should be checked by your legal adviser.

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

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		76 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

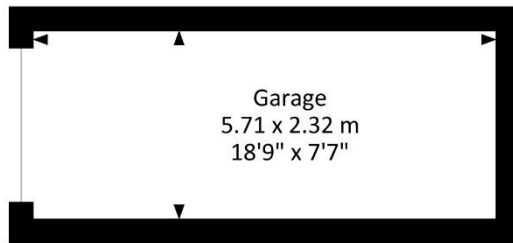
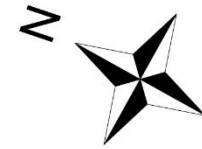
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

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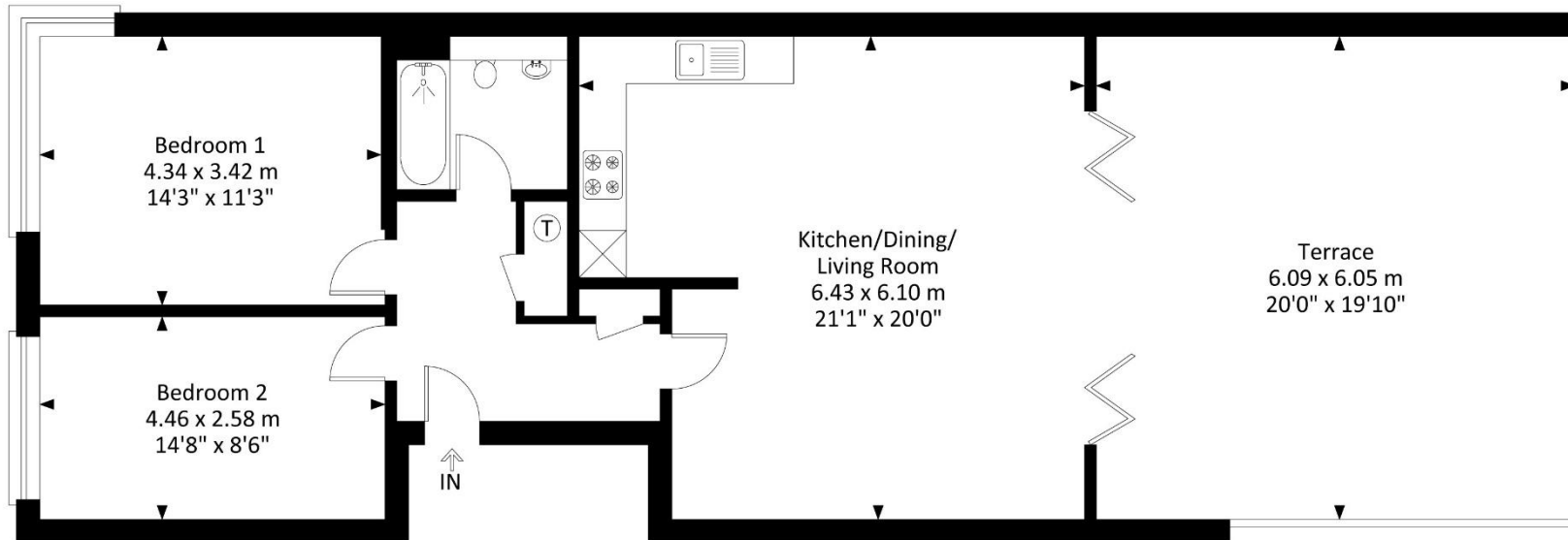
Approximate Gross Internal Area = 77.17 sq m / 830.65 sq ft
(Excluding Terrace)

Garage Area = 13.25 sq m / 142.62 sq ft

Total Area = 90.42 sq m / 973.27 sq ft



Garage



First Floor

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