



Hall Floor Garden Flat, 72 Coldharbour Road
Guide Price £450,000

RICHARD
HARDING

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Redland, Bristol, BS6 7LX

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An impressive and well-balanced 2 double bedroom hall floor garden apartment with stunning sitting/dining room leading out onto a good-sized garden (49ft x 29ft) and with the added benefit of an allocated parking space.

Key Features

- Located in a convenient position on the Redland/Westbury Park borders close to a number of independent shops and retailers on Coldharbour Road and in Henleaze, whilst within easy reach of Durdham Downs/Whiteladies Road.
- **Accommodation:** entrance hallway, kitchen/breakfast room, sitting/dining room, bedroom 1, bedroom 2, family bathroom /wc.
- A large, decked terrace plus lawned rear garden with patio area and use of two storage outbuildings.
- Allocated off-street parking.
- Gas central heating and double glazing throughout.
- Refitted modern bathroom suite.

ACCOMMODATION

APPROACH: from Coldharbour Road proceed up the paved pathway where the communal entrance door can be found on the right hand side.

COMMUNAL ENTRANCE HALLWAY: via hardwood front door with obscure multi-paned glazing units, two ceiling light points, ornate corning, beautiful tiled flooring. The private entrance door is located on the right hand side.

ENTRANCE HALLWAY: via front door, ornate ceiling corning, ceiling light point, two inset ceiling downlighters, bespoke storage, understairs storage cupboard, radiator, doors leading to kitchen/breakfast room, bedroom 1, bedroom 2, bathroom/wc.

KITCHEN/BREAKFAST ROOM: (12'0" x 10'11") (3.67m x 3.33m) fitted with a matching range of shaker style wall, base and drawer units with roll edge laminate worktop over, inset stainless steel sink with mixer tap, integrated electric oven with 4 ring hob and extractor fan over, space for dishwasher and washing machine, space for upright fridge/freezer, wall mounted combi boiler, double glazed window overlooking rear garden, space for breakfast table and chairs, double radiator, tile effect vinyl flooring, door leading to:-

SITTING/DINING ROOM: (17'9" x 12'9") (5.42m x 3.89m) a most spectacular living/dining room with large bay to rear elevation with two large double glazed sash windows and wide French doors leading out onto private rear garden, high ceiling with ceiling rose, simple ceiling corning, ceiling light point, tv point, double radiator, tall moulded skirtings.

BEDROOM 1: (14'1" x 12'4") (4.28m x 3.77m) a stunning bay fronted bedroom with high ceiling, ornate ceiling corning, ceiling light point, four large double glazed sash windows overlooking front elevation, double radiator, tall moulded skirtings.

BEDROOM 2: (15'8" x 9'8") (4.77m x 2.94m) double bedroom with high ceilings, two double glazed sash windows overlooking front elevation, simple ceiling corning, ceiling light point, double radiator, tall moulded skirtings.

BATHROOM/WC: a modern four piece white bathroom suite comprising low level wc, wash hand basin sat on vanity unit, panelled bath and separate shower enclosure with system fed shower over. Frosted double glazed window to side elevation, inset ceiling downlights, extractor fan, tiled surrounds, vertical wall mounted towel radiator, tiled flooring.





OUTSIDE

PRIVATE REAR GARDEN: (approx. 49ft x 29ft) (14.94m x 8.84m) large wooden decked terrace with glass balustrade, steps lead down to area of level lawn with a mixture of mature trees, shrubs and plants to the borders. Useful outbuildings currently arranged as two storage areas. The garden can be accessed from both the sitting/dining room and side gate. The garden is fully enclosed by a mixture of brick, stone and hedge boundaries.

ALLOCATED PARKING: at the front of the property there is an allocated parking space for the garden flat.

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 1984. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £75. This information should be checked by your legal adviser.

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

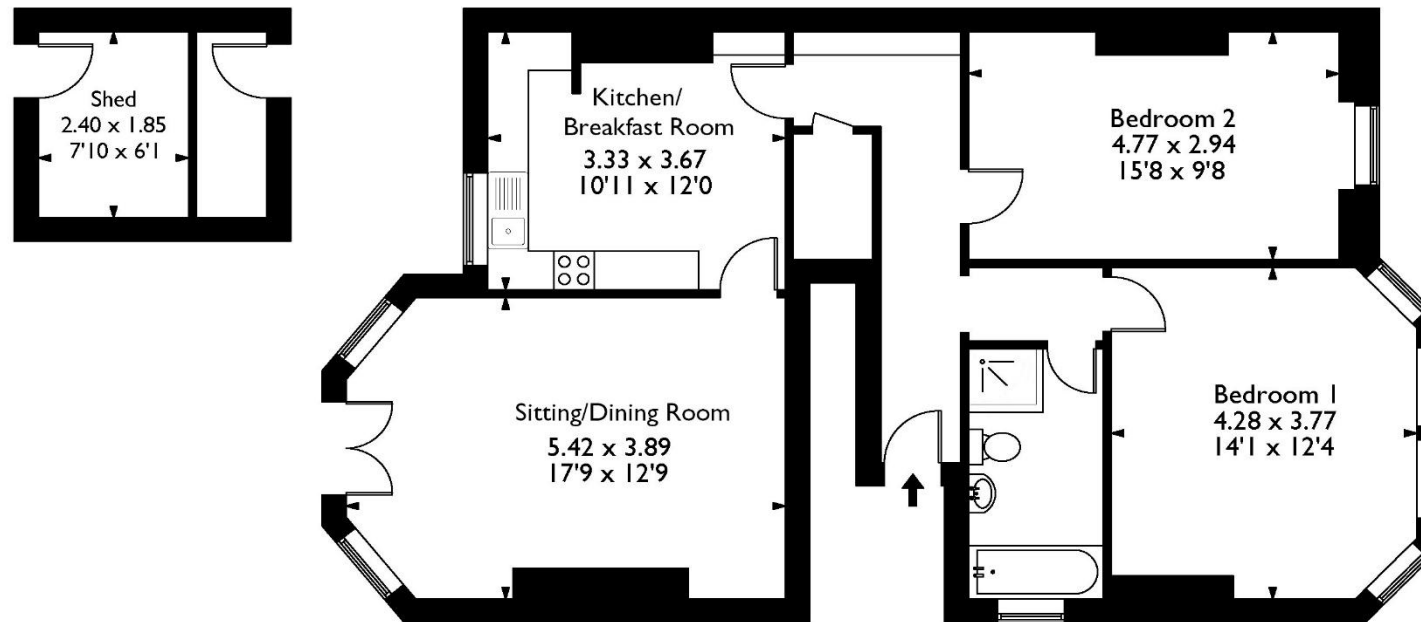
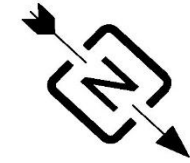
PLEASE NOTE:

- 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	65 D	76 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.

Coldharbour Road, Redland, Bristol, BS6 7LX
Approximate Gross Internal Area 84.50 sq m / 909.50 sq ft
Outbuildings 6.70 sq m / 72.30 sq ft
Total Area 91.20 sq m / 981.80 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.