



Top Floor Flat 4, 60 Hampton Park
Guide Price £315,000

RICHARD
HARDING

Flat 4, 60 Hampton Park

Redland, Bristol, BS6 6LJ

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Set within an elegant bay fronted semi-detached Victorian period building convenient for Whiteladies Road; a 2 bedroom top floor apartment with communal garden.

Key Features

- Situated on a quiet side street equidistant from Whiteladies Road and Cotham Hill with excellent access to Clifton Down railway station.
- **Accommodation:** kitchen, sitting room, bedroom 1, bedroom 2, bathroom/wc and external windows in each room.
- A substantial Victorian building (circa 1870) converted into 4 flats.
- Situated in the CN residents parking zone and the Whiteladies Conservation Area.
- No eaves, full height ceilings throughout.
- Elevated views across Redland and Cotham.
- Gas central heating and double glazed throughout.

ACCOMMODATION

APPROACH: via pedestrian wrought iron gate over shared pathway, up a short flight of steps to:

COMMUNAL HALLWAY: communal wooden door leads into hallway with rounded arched window to side elevation, boxed meter cupboard. Communal stairs up to private entrance on top floor into:

KITCHEN: (10'9" x 9'11") (3.27m x 3.03m) small hallway opens immediately into kitchen area with fitted kitchen installed 2020. Double glazed sash window to front elevation with pleasant street scene views. The kitchen comprises eye and floor level units with soft closing cupboards and drawers, integrated under cupboard lighting, square edged worksurface with metro tile splashback, inset stainless steel 1 1/3rd sink with integrated drainer and swan neck mixer tap, wine rack. Space for oven with gas connection and integrated extractor hood with lighting, space for undercounter fridge and freezer side by side and space for washing machine. Cupboard concealing Worcester Greenstar 25i condensing combi boiler (installed 2019).

SITTING ROOM: (14'8" x 12'6") (4.46m x 3.82m) shallow bay to front elevation with double glazed sash window, cast iron insert fireplace (not in use) with wooden surround and mantle, radiator, loft access hatch, fitted shelving with integrated pull-out wooden desk and cupboard below. Large storage cupboard.

BEDROOM 1: (14'2" x 10'10") (4.32m x 3.31m) shallow window bay to rear elevation with double glazed window benefiting from far reaching views with radiator below, further loft access hatch and storage cupboard.

BEDROOM 2: (10'1" x 9'11") (3.06m x 3.01m) shallow window bay to rear elevation with double glazed window benefiting from far reaching views, radiator and further loft access hatch.

BATHROOM/WC: obscured upvc double glazed window to side elevation with deep sill, acrylic bath with mains fed mixer rainhead shower with further shower hose attachment onto mixer tap for bath, tiling around bath enclosure, wood effect tiled flooring, close coupled wc, pedestal hand basin with period style taps, splashback tiling, chrome heated towel rail, ceiling mounted extractor fan.





OUTSIDE

COMMUNAL GARDENS: front and rear communal gardens, with a generous and well-maintained north-easterly facing communal garden to the rear of the property and south-westerly facing to front. Predominantly laid on both sides to lawn with a mixture of planted and stone wall borders. Offers a pedestrian access gate onto a car park which leads onto Hampton Road.

GARDEN/BIKE STORE: accessed at basement level from the rear garden and is communal to the building.

PARKING: the flat has a right to park in Hampton Court, which is a permitted area accessed from Hampton Road or accessible via garden gate (from the building).

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, 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 125 year lease from 1998. This information should be checked with your legal adviser.

GROUND RENT: there is also an annual ground rent of £10.

SERVICE CHARGE: it is understood that the monthly service charge is £81.40. This information should be checked by your legal adviser.

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

PLEASE NOTE:

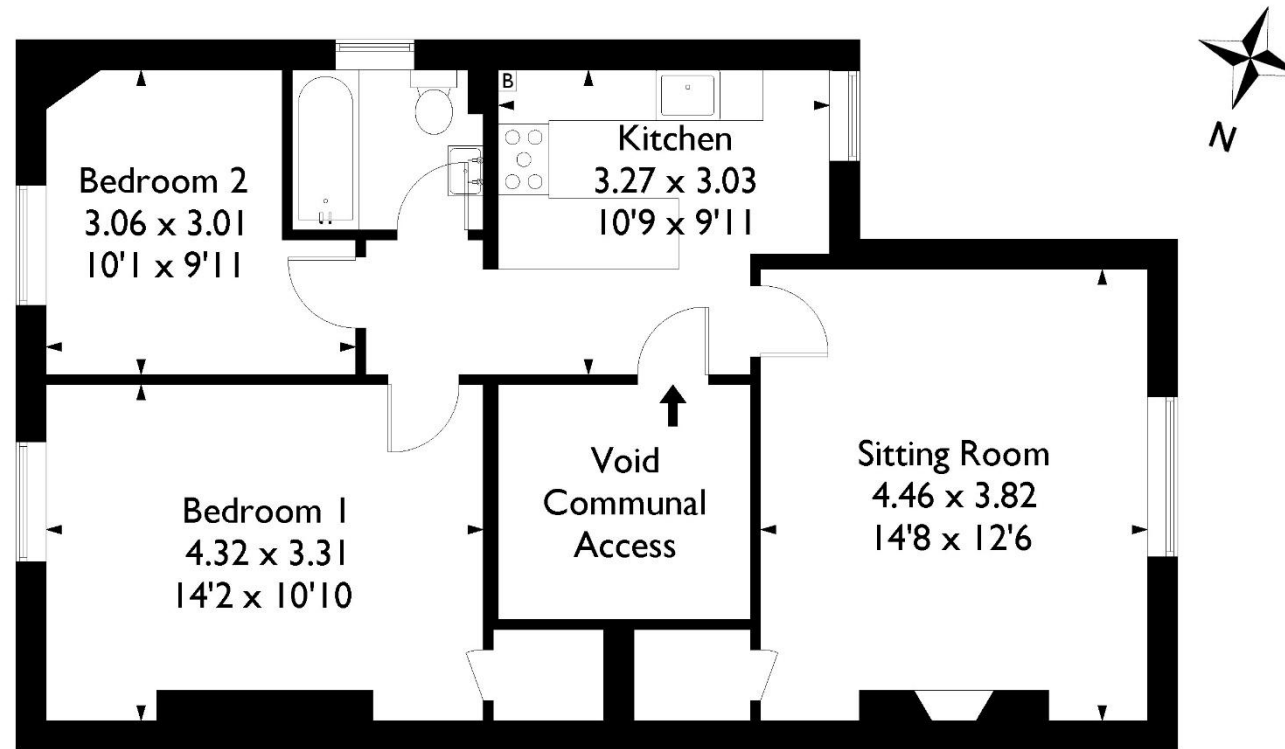
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum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



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 - 56.14 sq m / 604.29 sq ft



Second 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.