



First Floor Flat, 61 Cromwell Road
Guide Price £325,000

RICHARD
HARDING

First Floor Flat, 61 Cromwell Road

St Andrews, Bristol, BS6 5HA

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A 1950's 2 double bedroom first floor apartment, situated within striking distance of Gloucester Road with superb panoramic views over the city. Benefiting from a useful basement space and a rear garden. To be offered to the market with no onward chain.

Key Features

- Occupying a building comprising just 2 apartments.
- Exceptional far-reaching views across Bristol.
- Situated in a popular and convenient location within a short stroll of Gloucester Road and Cheltenham Road with its wide selection of independent restaurants, shops and cafes as well as bus connections to central areas and Temple Meads Station. Montpelier Station and the wonderful St Andrews Park are only moments away.
- A useful basement/storage space accessed from the rear garden which has previously been used as a home office.
- **Accommodation:** entrance vestibule, entrance hall, sitting room, kitchen, bedroom 1, bedroom 2 and bathroom/wc.
- To be sold with no onward chain.

ACCOMMODATION

APPROACH: from the pavement, a pathway to the right hand side leads up to the property and to the wood panelled entrance door, via front garden. The parking space is owned by Ground Floor Flat.

ENTRANCE VESTIBULE: understairs storage to the left and stairs rising to first floor landing, single glazed window to side elevation, central ceiling light point, wood panelled glazed door opening to:-

ENTRANCE HALLWAY: three ceiling spotlights, loft hatch access, radiator, and doors radiating to all rooms.

SITTING ROOM: (17'0" x 11'7") (5.17m x 3.53m) large double glazed window overlooking the rear elevation with cityscape views, radiator, ceiling light point, fireplace with gas fire insert and tiled hearth surround.

KITCHEN: (12'1" x 6'11") (3.68m x 2.10m) double glazed window overlooking the rear elevation with cityscape views, radiator, ceiling light points, further double glazed window to side elevation, extractor fan. Fitted kitchen with an array of wall and base units with roll edged worktop over, inset stainless steel sink and drainer unit with swan neck mixer tap over, integrated 4 ring electric hob and gas oven, plumbing for washing machine, tiled splashback, Worcester combi boiler.

BEDROOM 1: (17'8" x 11'7") (5.37m x 3.53m) a large principal double bedroom with double glazed window to front elevation, two ceiling lights point, radiator. Fireplace with gas fire insert, tiled hearth and surround.

BEDROOM 2: (11'10" x 8'10") (3.61m x 2.70m) double bedroom with double glazed window to side elevation, radiator and central ceiling light point.





BATHROOM/WC: double glazed obscured window overlooking the front elevation, panelled bath with mains fed shower and separate mixer tap, low level wc, pedestal wash hand basin with tiled splashback and mixer tap, radiator and a range of useful storage shelves.

BASEMENT: (33'7" x 9'0) (10.24 x 2.74m) the side communal path leads to the rear of the property where the private garden can be found through wooden gates to the right hand side. Through upvc French doors, there is a basement comprising large space perfect for a home office, gym or storage space.

OUTSIDE

PRIVATE REAR GARDEN: private lawned area with some shrub borders.

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 December 1980. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that there is no monthly service charge payable. Any maintenance costs are split equally between the two flats on an as and when basis. This information should be checked by your legal adviser.

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

PLEASE NOTE:

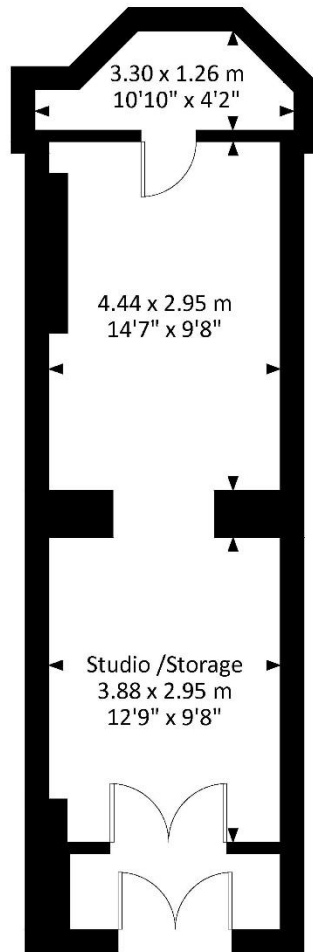
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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	67 D	76 C
39-54	E		
21-38	F		
1-20	G		

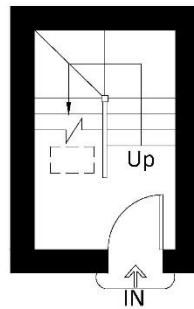
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

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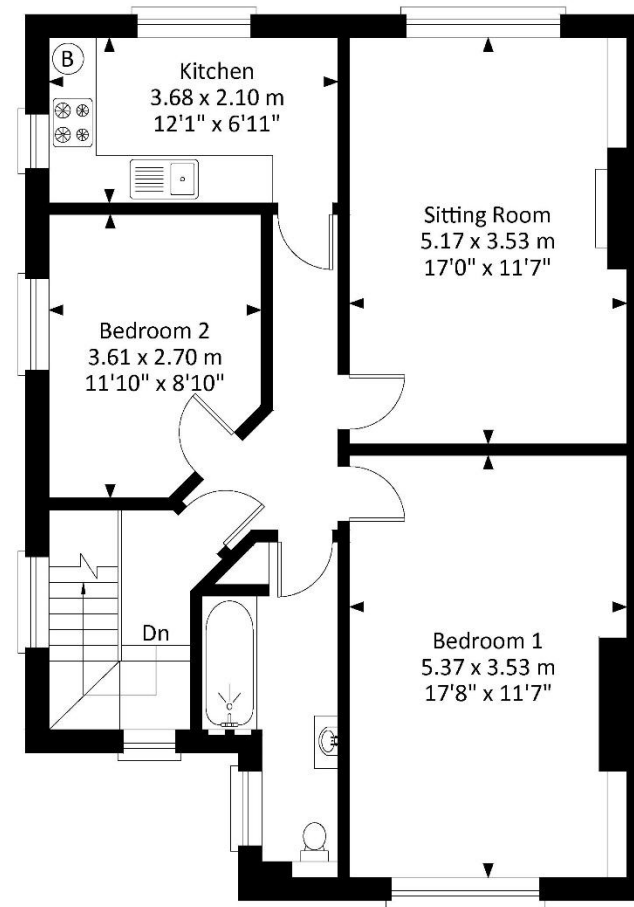
Approximate Gross Internal Area = 111.81 sq m / 1203.51 sq ft



Lower Ground Floor



Ground Floor



First Floor

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