



First Floor Flat, 58 Elton Road
Guide Price £400,000

RICHARD
HARDING

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Bishopston, Bristol, BS7 8DE

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Set within an impressive detached Victorian era building - a generously proportioned 2 double bedroom first floor apartment with its own staircase with double glazed windows on two elevations. Covering the entire floor of the building it is beautifully presented throughout with a blend of modern fittings and period features.

Key Features

- Situated in a highly convenient location on the borders of Redland and Bishopston, within a short stroll of the independent shops, cafes and restaurants of Gloucester Road whilst within just 600 metres of the highly regarded Redland Green School. Also handy for bus connections, Redland train station, Cotham Gardens and St Andrews Park.
- A balanced flat with high ceilings, an abundance of natural light and windows in all rooms including kitchen and bathroom and no apartment above it, reducing noise transfer.
- Re-plastered and re-decorated to high standard by current owner with new doors, updated electrical circuits and kitchen flooring.
- Has a private staircase which expands the floor area over typical flats which have a communal area in the centre of the conversion.
- **Accommodation:** entrance hallway, bay fronted sitting room, kitchen, 2 double bedrooms and bathroom/wc.
- **Directly owns a large loft space above.**
- **No onward chain.**

Vendors Comments: "We have loved living on Elton Road—it's been the perfect mix of city buzz and community. Being just a short walk from Gloucester Road has meant we've been spoiled for choice with amazing independent restaurants, live music venues, and a host of brunch options. Yet, coming home feels quiet, safe and friendly. The house itself is full of light with plentiful loft storage and has kept its charm over the years. We're sad to leave a place that has truly felt like home."



ACCOMMODATION

APPROACH: the property is approached from the street through iron railings and over a short communal pathway which serves the upper two flats, with six-panelled communal door opening to:-

COMMUNAL ENTRANCE: a short communal hallway with original Victorian tiling and consumer units in a meter cupboard on the left-hand side. A pair of doors are immediately ahead, the left-hand door of which is a private entrance into the flat.

STAIRWELL: private staircase starting at hall floor level which turns 180 degrees up to the first-floor landing, naturally lit by rear facing upvc double glazed window, timber flooring at the hall floor level with carpeted stairs, head height metal enclosed electric consumer unit (installed 2020).

LANDING: a central landing at the top of the stairs with borrowed light from all adjacent rooms when doors are left open which pivot from it and direct light from rear facing upvc double glazed window. Radiator, loft access hatch with drop down ladder (the apartment directly owns the loft space above rather than it being communal space which is typical for a top floor apartment).



SITTING ROOM: (15'5" x 14'8") (4.70m x 4.46m) wide angled window bay with four upvc double glazed sash windows to front elevation providing pleasant street scene views, wood flooring, picture rail, period cornicing, built-in shelving either side of alcove housing electric stove, wall mounted radiator with radiator cover.

KITCHEN: (12'2" x 9'5") (3.71m x 2.88m) upvc double glazed window to rear elevation, fitted kitchen with eye and floor level cupboards, roll edged worksurfaces with splashback metro style tiles, inset enamel 1½ sink with drainer and swan neck mixer tap, electric oven with 4 ring electric hob and extractor hood over, spaces for slimline dishwasher and washing machine, integrated microwave. Further worksurface preparation area with open shelving, tile effect vinyl flooring, cupboard housing Worcester gas fired boiler (installed circa 2017).

BEDROOM 1: (13'5" x 12'4") (4.09m x 3.75m) wide angled window bay with four upvc double glazed sash windows to front elevation providing pleasant street scene views, period cornicing, wall mounted radiator, built-in shelving to one side of the chimney breast.

BEDROOM 2: (15'5" x 9'10") (4.71m x 2.99m) upvc double glazed window to rear elevation with radiator on opposing wall.

BATHROOM/WC: obscured upvc double glazed window to front elevation with tiled sill extending to tiled wall enclosure over an Edwardian style angled acrylic bath with mixer tap and Mira Sprint electric shower over and side shower screen. Ceramic tiled floor, Edwardian style pedestal hand basin with mixer tap, shaving point, tiled splashback and mirrored medicine cabinet over, close coupled wc, extractor fan and mains fed heated towel rail.

LOFT SPACE: the property is notable for not only not having another property above reducing noise transfer, but also that the inside of the large loft space is demised to this flat only. Boarded with power and lighting and has potential for conversion subject to the relevant consents.

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 125-year lease (less 1 day) from 1 January 2005. It is understood that the building is currently in the process of buying the freehold, therefore removing its ground rent and allowing the leaseholders to extend their leases.

SERVICE CHARGE: it is understood that the monthly service charge is £100 which is managed internally. This information should be checked by your legal adviser.

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

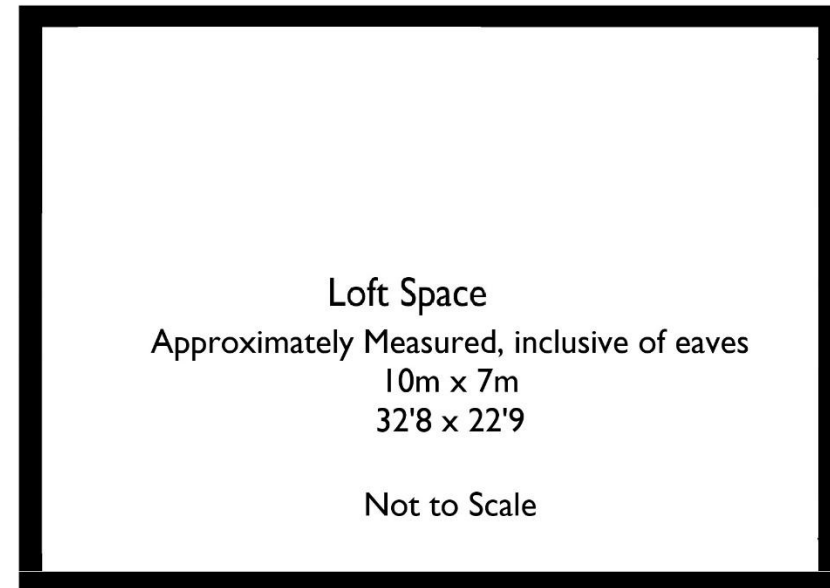
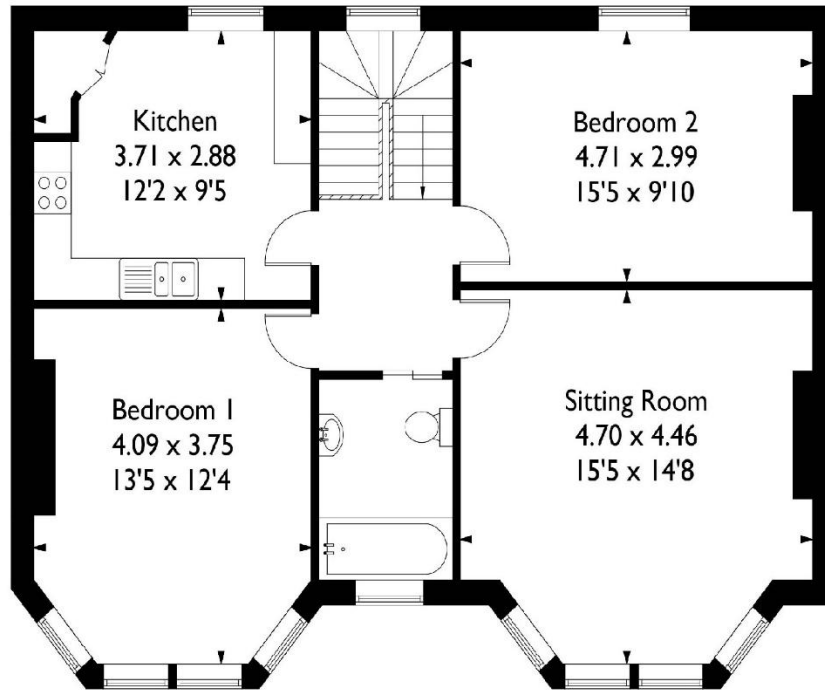
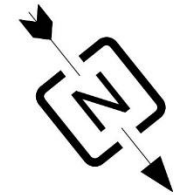
PLEASE NOTE:

1. **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.
2. **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>
3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

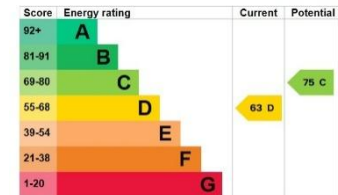


Elton Road, Bishopston, Bristol, BS7 8DE

Approximate Gross Internal Area 73.60 sq m / 792.0 sq ft



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



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.