



Top Floor Flat, Flat 6 Cambridge House, Redland Road

Guide Price £325,000

RICHARD
HARDING

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Redland, Bristol, BS6 6YU

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An attractive 2 double bedroom top floor Victorian period apartment with an extremely bright and well-proportioned interior. Occupying a particularly favourable location a short distance to Durdham Downs, Whiteladies Road/Blackboy Hill.

Key Features

- Set on the fringes of Durdham Downs with 400 acres of recreational space almost on the doorstep, close by are North View and Coldharbour Road with a variety of retailers including a butchers, florist, cafes and Waitrose supermarket.
- **Accommodation:** entrance hall, living room, kitchen/dining room, bedroom 1 with en-suite shower room/wc, bedroom 2 and family bathroom/wc.
- Offered with no onward chain thus enabling a prompt and straight forward move.

ACCOMMODATION

APPROACH: steps lead up to the communal entrance hall and stairs rise to the top floor where the private entrance for this apartment is marked No. 6.

ENTRANCE HALLWAY: central entrance hall with doors leading off to all rooms, radiator, recessed spotlights, video entry phone system and Velux skylight.

LIVING ROOM: (16'8" x 12'10") (5.08m x 3.92m) currently laid out as a bedroom; a very bright room with two double glazed windows to the side elevation with views over towards Bristol and beyond, two radiators, period fireplace with slate hearth, and recessed spotlights.

KITCHEN/DINING ROOM: (19'5" into recessed head height x 10'8" into recessed head height) (5.91m x 3.24m) a well-designed kitchen with a range of wall and base units incorporating granite work surfaces and upstands, ceramic sink with swan neck mixer tap over, 4 ring gas hob with electric oven beneath and filter hood above, integrated fridge and freezer, plumbing for washing machine and dishwasher, two radiators, recessed spotlights and large double glazed window to the side elevation. Large pantry style cupboard which houses the boiler and fuse box.

BEDROOM 1: (19'6" into recessed head height x 12'7" max/9'0" into recessed head height) (5.94m x 3.84m/2.74m) large double glazed window to the side elevation, two radiators, three large built-in wardrobes and further built in cupboard space to maximise storage in this room.

En-Suite Shower/wc: low level wc, wash hand basin with tiled splashback, shower cubicle with mains fed shower head and fully tiled enclosure, radiator, extractor fan, inset spotlights and double glazed Velux skylight.

BEDROOM 2: (12'3" x 10'3") (3.74m x 3.12m) currently used as a snug; two double glazed Velux skylights, one to the side elevation towards Bristol City Centre and the countryside beyond and the other to the rear of the building towards the Downs. Radiator and recessed spotlights.

BATHROOM/WC: white three-piece suite comprising low level wc, pedestal wash hand basin with vanity unit over and wood panelled bath with Victorian style handheld shower fitment, partially tiled walls, recessed spotlights, radiator and Velux window.





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 30 May 2003. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £192.33. 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		
55-68	D		
39-54	E	40 E	42 E
21-38	F		
1-20	G		

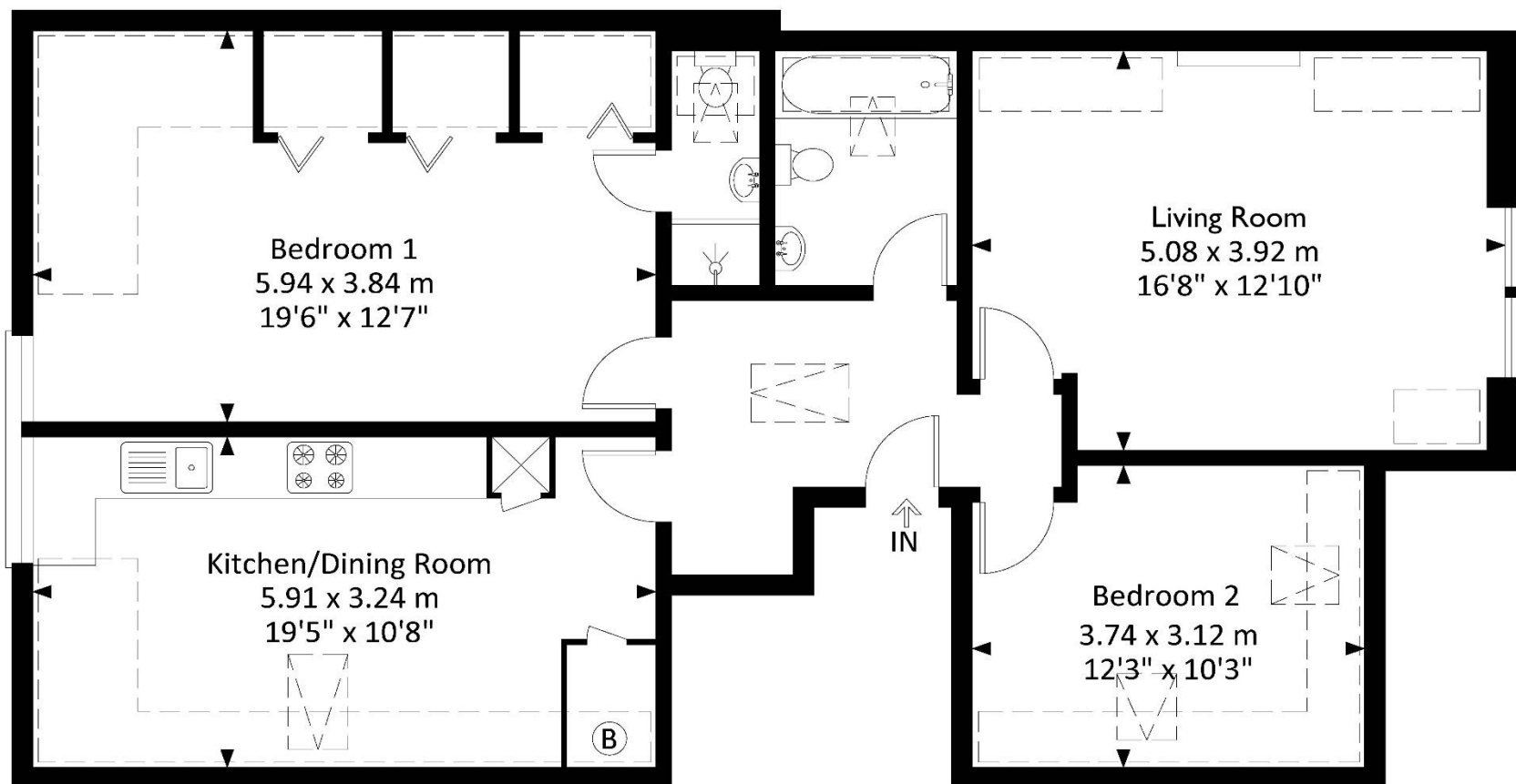
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

6 Cambridge House, Redland Road, Redland, BS6 6YU

Approximate Gross Internal Area = 87.87 sq m / 945.82 sq ft



 = Reduced Headroom Below 1.5 / 5'0



Second Floor

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