



Top Floor Flat, 19 Burlington Road

Guide Price £425,000

RICHARD  
HARDING



# Top Floor Flat, 19 Burlington Road

Redland, Bristol, BS6 6TJ

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A beautifully presented two double bedroom top floor apartment, forming part of this newly renovated stunning Grade II listed period building, just off Whiteladies.

## Key Features

- A stylish and well-appointed interior with stunning southerly views over the city.
- Comprehensive refurbishment of the entire building, with each apartment having been rewired, replumbed and with brand new kitchens and bathrooms.
- Prime location on an incredibly desirable and convenient road just a short stroll from Whiteladies Road with excellent eateries, shopping, weekly farmers market, Everyman Cinema and more. Durdham Downs and Clifton Down train station are also nearby.
- Sold with no onward chain making a prompt move possible.

## ACCOMMODATION

**APPROACH:** a pathway leads up towards the beautiful facade of the building and communal entrance to the apartments. Wooden panelled front door opens to:-

**ENTRANCE VESTIBULE:** a well-presented communal staircase leads to the second-floor landing where the front door to the top floor flat opens to:-

**ENTRANCE HALLWAY:** private staircase ascends to the top floor landing with upvc double glazed skylight and built-in storage cupboard.

**KITCHEN/DINING/LIVING ROOM:** (19'2" x 15'4") (5.84m x 4.67m) a stylish open plan living area with three sash windows providing elevated southerly views over Redland and as far as the Dundry hills. Newly fitted kitchen comprising base and eye level cupboards and drawers with slim profile Quartz effect worktop over and inset sink. Integrated appliances include electric oven, inset spotlights, induction hob, slimline dishwasher, washing machine, fridge and freezer. Overhanging breakfast bar provides seating. Attractive carpeted living area with period fireplace and ceiling light points.

**BEDROOM 1:** (11'9" x 9'6") (3.58m x 2.9m) double bedroom with sash window to rear elevation, two built-in mirrored wardrobes and radiator.

**BEDROOM 2:** (13'3" x 6'11") (4.04m x 2.11m) sash window to rear elevation and built-in mirrored wardrobe.

**BATHROOM/WC:** a stylish walk-in shower with oversized enclosure and dual headed system-fed shower. Low level wc with concealed cistern, wall mounted wash handbasin with storage drawer beneath, heated towel rail, partially tiled walls, tiled floor and built-in shelving.







## 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:** we understand that a new 999-year lease will be provided upon sale of the flat, with a management company formed between the new owners. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that there is currently no monthly service charge. A new management company will be formed between the new owners, and this will be decided upon at that point. This information should be checked by your legal adviser.

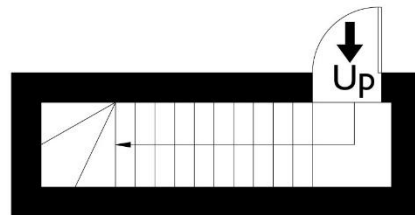
**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: B

### PLEASE NOTE:

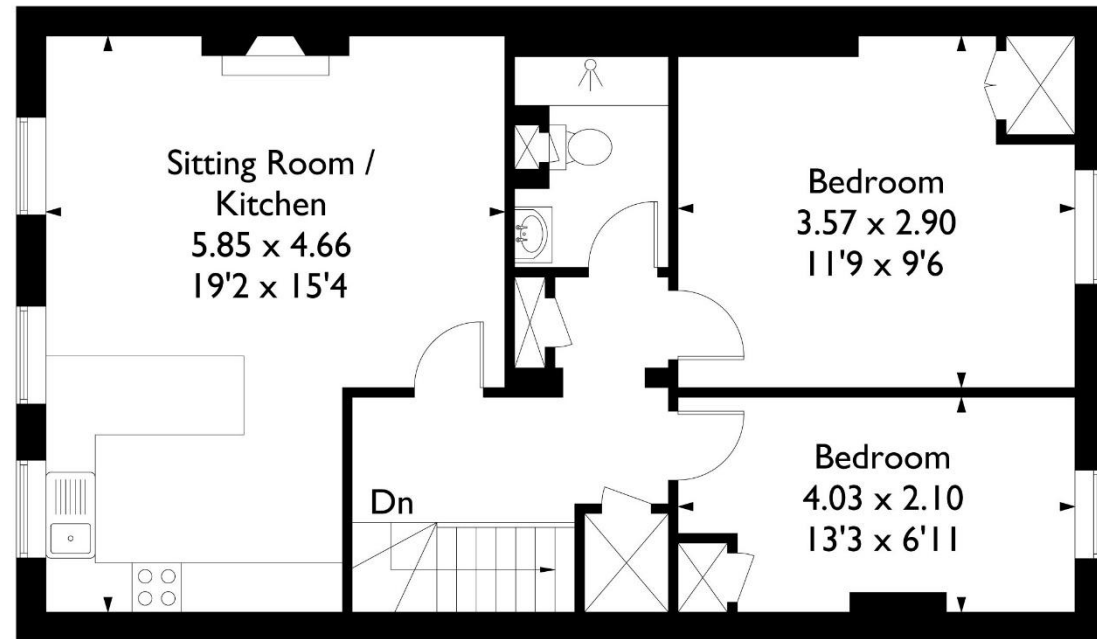
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum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

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Approximate Gross Internal Area = 64.18 sq m / 690.82 sq ft



Second Floor



Third 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.