



Hall Floor Flat, 45 Hampton Park, Redland

Guide Price Range £320,000 - £330,000

RICHARD
HARDING

Hall Floor Flat, 45 Hampton Park

Redland, Bristol, BS6 6LQ

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A beautifully presented 1 double bedroom hall floor apartment, forming part of a mid-Victorian villa on a sought-after Redland side street, with the benefit of off-street parking. No onward chain.

Key Features

- One of three flats within a beautiful converted mid-Victorian villa on a low traffic residential side street.
- Hampton Park is a moment's walk from some of Bristol's most highly regarded shopping and restaurant areas, including Whiteladies Road, Chandos Road and Cotham Hill which was pedestrianised in 2020.
- Owner occupied level of finish in an internally managed building and benefits from the remainder of a 999 year lease.
- Close to Clifton Down railway station.
- Virgin media and BT open reach connections.
- Situated within the CN residents parking zone in addition to its off-street parking space.
- High ceilings with ornate mouldings, column radiators, generous light levels, and a high level of finish throughout including working wooden window shutters and dolly light switches throughout.
- No onward chain.

ACCOMMODATION

APPROACH: via driveway with side access to the garden flat with three steps up to the shared communal entrance hallway for the two remaining flats in the building. Six-panelled wooden door into the hall floor flat.

COMMUNAL HALLWAY: a short communal hallway with a pair of doors, the left hand of which is a private entrance into:-

HALLWAY: a central hall which provides access to all rooms in the apartment with wood effect flooring, column radiator. High ceilings with ceiling mouldings, ceiling rose, dolly switch lighting.

Cupboard: positioned under the staircase of the apartment above with external extractor fan and a Valliant combi gas fired boiler.

SITTING ROOM: (16'11" x 13'0") (5.15m x 3.97m) open plan with adjacent kitchen, high ceilings and wood effect flooring continue with ornate ceilings mouldings and dolly switch lighting. Wood framed sash window set into shallow bay with views to rear elevation and built-in wooden shutters, Virgin media and BT open reach connections below. Alcove into former fireplace with wooden mantle over and column radiator on opposing wall.

KITCHEN: (7'9" x 5'3") (2.37m x 1.61m) open plan with adjacent sitting room, high ceilings continue along with wood effect flooring. Generally U-shaped square edged kitchen worksurfaces with tiled splashback, triple dolly light switch. Ceiling height, eye level and under counter kitchen units with display shelving. Integrated stainless steel sink with mixer tap, integrated 4-ring hot-point electric hob with matching electric oven below. Spaces for undercounter washing machine, freestanding tall fridge/freezer and slimline dishwasher.





BEDROOM: (12'10" x 12'3") (3.91m x 3.73m) wood framed sash window to front elevation with pleasant street scene views into shallow bay with working wooden window shutters. High ceilings continue with ceiling mouldings, column radiator, double dolly light switch.

Walk-in wardrobe: a substantial walk-in built-in wardrobe with ceiling height shelving and pair of clothes rails with space for further storage below.

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 01 January 1975. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that there is no service charge; works are done on an as and when basis and split between the 3 apartments as required. 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.

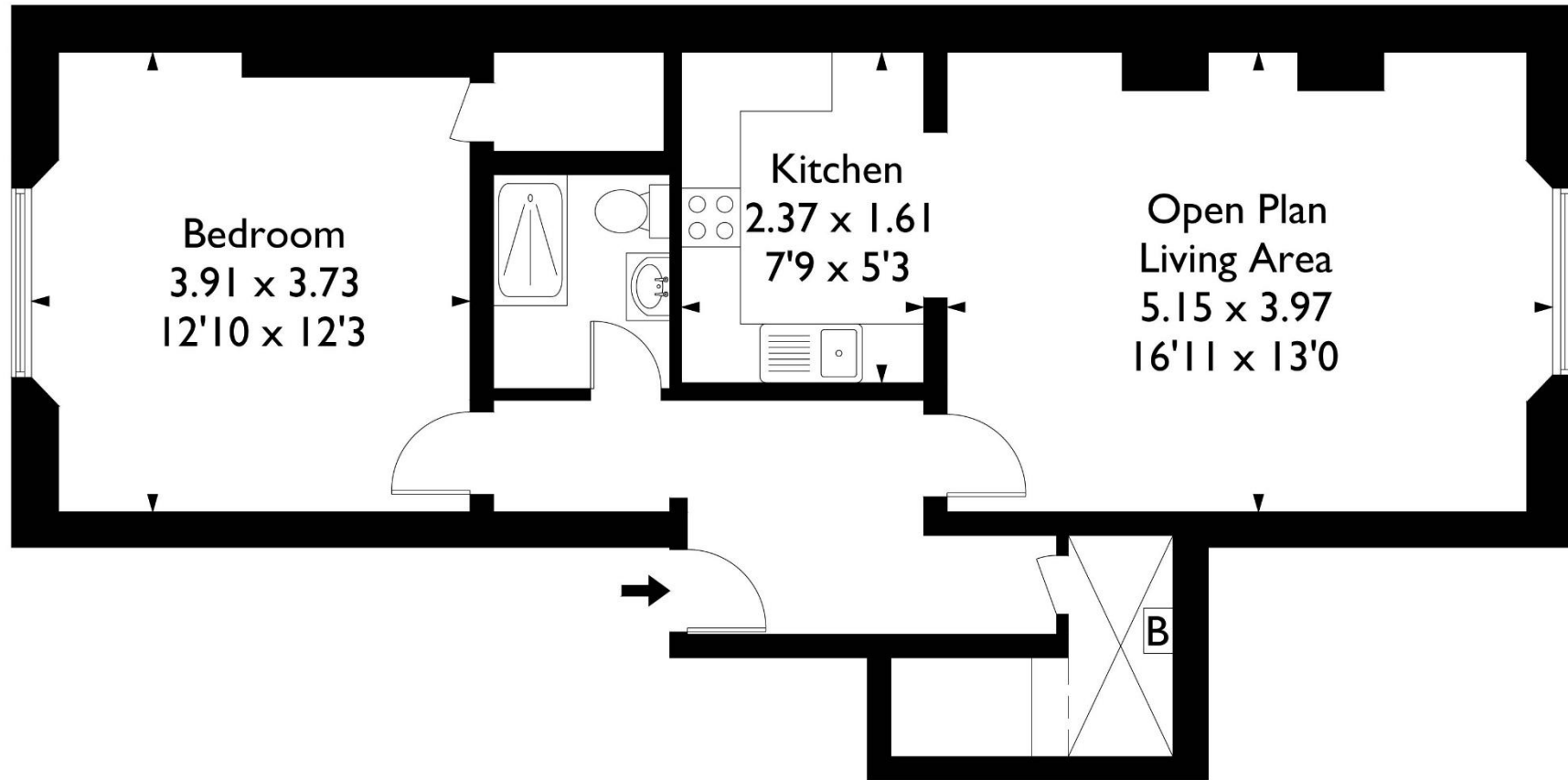


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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 = 56.45 sq m / 607.62 sq ft



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.