



First Floor Flat, 39 Henleaze Gardens

Guide Price £450,000

RICHARD
HARDING

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Henleaze, Bristol, BS9 4HH

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An impressive and generously proportioned 2 double bedroom first floor apartment of 980 sq. ft., set in a late Victorian period semi-detached building with the added benefit of a small storage outbuilding.

Key Features

- Situated within 300 metres of the vast green open spaces of Durdham Downs and a level stroll to the shops, cafes and amenities of Henleaze Road, and Waitrose and a cinema a little further afield.
- **Accommodation:** entrance hallway, kitchen/dining room, sitting room, bedroom 1, bedroom 2, bathroom/wc.
- Gas central heating.
- Double glazing (to the rear of the property).
- Well-presented throughout, a flexible apartment offering plenty of space with tall ceilings, period sash windows (front elevation), moulded cornicing and picture rails.

ACCOMMODATION

APPROACH: from the pavement, proceed through the wrought iron gate, up the block paved pathway where the communal front entrance door can be found immediately in front of you.

COMMUNAL ENTRANCE HALLWAY: stairs lead to first floor landing. The area has natural light via roof lantern. The private entrance door can be found on the first floor via hardwood front door with stained glass window panel.

ENTRANCE HALLWAY: tall ceilings with ceiling light point, moulded cornicing, door entry intercom system, built-in storage, radiator, tall moulded skirting boards. Doors lead to sitting room, bedroom 1, bedroom 2 and bathroom/wc.

KITCHEN/DINING ROOM: (14'3" x 13'9") (4.34m x 4.20m) fitted with a matching range of wall, base and drawer units with granite effect roll edged worktop over, inset stainless steel 1 ½ bowl sink with drainer unit to side and mixer taps over, integrated double oven with 5 ring gas hob and extractor fan over, space and plumbing for dishwasher and washing machine, space for American style fridge/freezer, tiled surrounds, wall mounted Vaillant combi boiler, radiator, space for dining room table and chairs, wood effect laminate flooring, tall ceilings with moulded cornicing, two light points, large double glazed windows to rear elevation, tall moulded skirting boards.

SITTING ROOM: (16'6" x 14'3") (5.03m x 4.34m) tall ceilings with ceiling light point, large double glazed windows overlooking the rear elevation, moulded cornicing, picture rail, fitted shelving to chimney recess. Gas fireplace with granite hearth and inset with painted wooden surround. Double radiator, tv point, tall moulded skirting boards.

BEDROOM 1: (18'1" x 15'4") (5.52m x 4.67m) a very generous sized double bedroom with a large bay comprising five period sash windows to front elevation, additional sash window to side elevation, ceiling light point, moulded cornicing, picture rail. An array of fitted wardrobes with hanging rail and storage cupboards above. Feature fireplace (boarded) with tiled hearth and wooden painted surround. [NB: this fireplace has been cleared behind the board and is ready for renovation]. Dado rail, two radiators, moulded skirting boards.

BEDROOM 2: (14'4" x 9'9") (4.36m x 2.97m) a double bedroom, tall ceilings with ceiling light point, sash window to front elevation, moulded cornicing, picture rail, painted cast iron fireplace, radiator, tall moulded skirting boards.





BATHROOM/WC: (10'0" x 7'11") (3.07m x 2.41m) a modern white bathroom suite comprising of low level wc, wash hand basin set on vanity unit, panelled bath, separate corner shower enclosure with curved glass shower screen, tiled surrounds, two large obscured sash windows to front and side elevations, tall ceilings with ceiling light point, extractor fan, wall mounted chrome towel radiator, additional radiator, tile effect vinyl flooring, tall moulded skirting boards.

OUTSIDE

Located at the rear of the property is a useful brick storage outbuilding (9'0" x 5'0") (2.75m x 1.52m) which is accessed via the pathway at the side of the property (there is no power and light to this building).

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 which commenced on 1 March 1993. We understand that there is a ground rent payable of £0.75 p.a. This information should be checked by your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £1,560. This information should be checked by your legal adviser.

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

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.

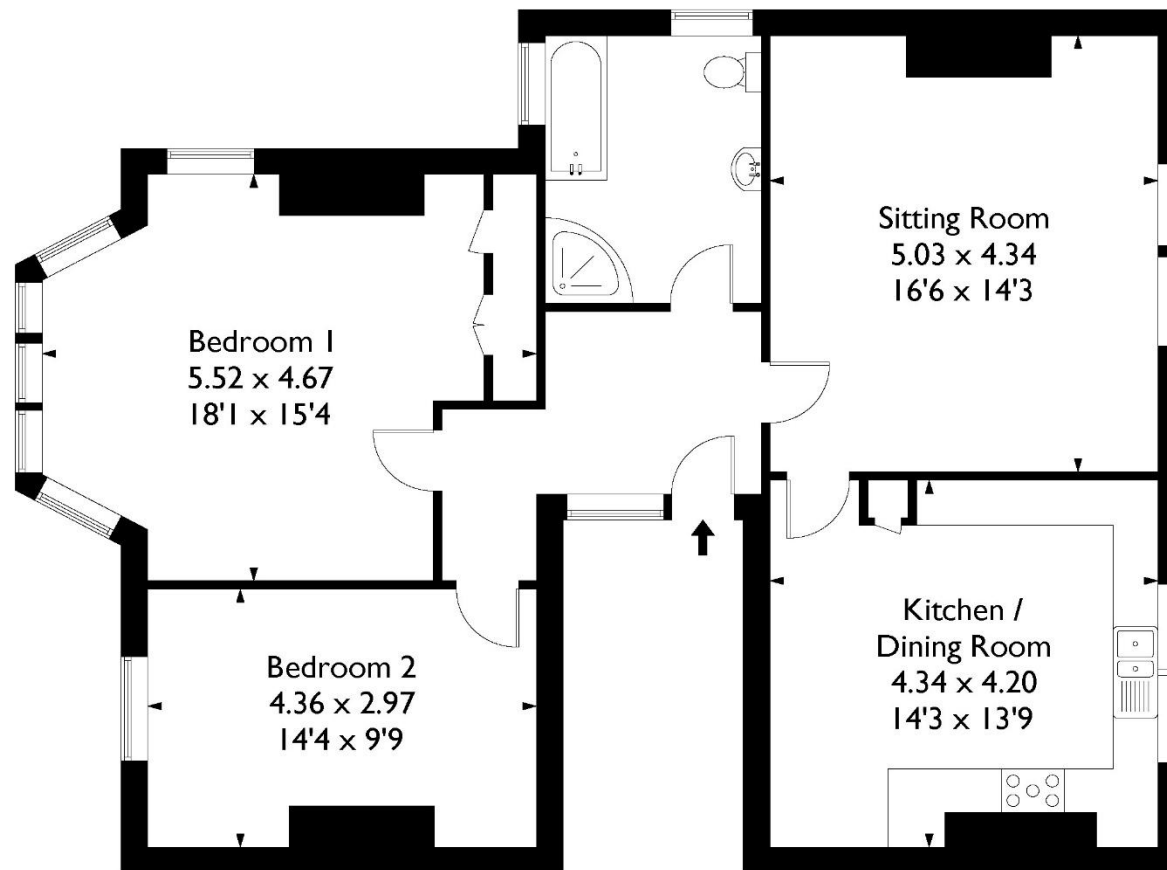


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	78 C
39-54	E		
21-38	F		
1-20	G		

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 91.30 sq m / 982.20 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.