



First Floor Flat, 26 Durdham Park, Redland
Guide Price £525,000

RICHARD
HARDING

First Floor Flat, 26 Durdham Park

Redland, Bristol, BS6 6XB

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A 2 double bedroom, first floor flat with garage, set within a grand Victorian semi-detached house on a highly sought after street immediately adjacent to the Downs and a short distance from Whiteladies Road.

Key Features

- Situated on the pleasant leafy fringes of the Downs, this apartment also offers convenient access to all the amenities of Blackboy Hill/Whiteladies Road, Coldharbour Road and North View.
- Within the CN residents parking zone and within the Downs Conservation Area.
- Single garage to rear.
- Benefitting from the remainder of a 999 year lease, an internally managed building with one of four flats which benefit from a share of the Freehold.
- High ceilings and period features throughout the apartment.

ACCOMMODATION

APPROACH: a shared block paved driveway leads to a short staircase of 7 stairs to a raised side entrance at hall floor level, which serves the 3 upper flats of the building with intercom entry phone. Large six-panelled wooden door with obscured glazing opens to:-

COMMUNAL VESTIBULE: a small rectangular entrance area with period tiling, integrated front door mat, high ceilings with ceiling mouldings, head height meter cupboard. Pair of doors, the right hand of which is the door serving this flat and the top floor flat. Door opens to a communal staircase, where the private entrance door for this flat can be found.

ENTRANCE HALLWAY: Harlech walnut flooring in hallway leading through to living room, ornate period cornicing, picture rail, dado rail, intercom entry system, central ceiling light point. This hallway serves most of the principal rooms throughout the apartment.

SITTING ROOM: (20'3" into window bay x 15'0" into chimney recess) (6.17m x 4.57m) high ceilings, high angled bay window with three wooden sash windows onto street scene with pleasant outlook, ceiling cornicing, picture rail, central ceiling light point, radiator, central chimney with stone surround and stone hearth, telephone and Virgin Media connections.

KITCHEN: (15'11" x 10'7") (4.85m x 3.23m) a pair of wood framed sash windows to front elevation with pleasant street scene views, high ceilings with natural ceiling moulding, picture rail, radiator, dado rail, central ceiling light point. Tile effect laminate flooring, a range of wall and base units with work surface over, integrated stainless steel sink and drainer unit with swan neck tap, Bosch 4 ring induction hob with modern angled extractor hood with lighting, Bosch oven, tiled splashback, large pantry style storage cupboard, plumbing for dishwasher and washing machine.

BEDROOM 1: (16'1" x 15'1" into wardrobe) (4.89m x 4.61m) double glazed upvc windows to rear aspect, radiator, high ceilings, ceiling rose with central ceiling light, ornate cornicing, picture rail, dado rail, and two large built-in wardrobes into chimney recess.

BEDROOM 2: (16'1" x 10'10") (4.89m x 3.30m) two large double glazed upvc windows, one to rear elevation and one to side elevation. Central ceiling light, radiator, high ceilings continue.

BATHROOM/WC: obscured double glazed upvc window to side elevation, fully tiled walls, wood panelled bath with mains fed shower over, central ceiling light point, low level wc, pedestal wash hand basin, shaving point and an electric heated towel rail.





OUTSIDE

GARAGE: the building, as a whole, benefits from two parking spaces and two garages which are individually demised to each apartment. This apartment benefits from the right hand garage, which is of masonry construction with corrugated roof, concrete sub floor and does not benefit from power or lighting.

AGENT'S NOTE: please note to access the garage the minimum width between the buildings is approximately 2.04m, so some large modern cars will not be able to reach the garage.

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 23 August 1973. We further understand that the property owns a share of the Freehold for the building. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £600. 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		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

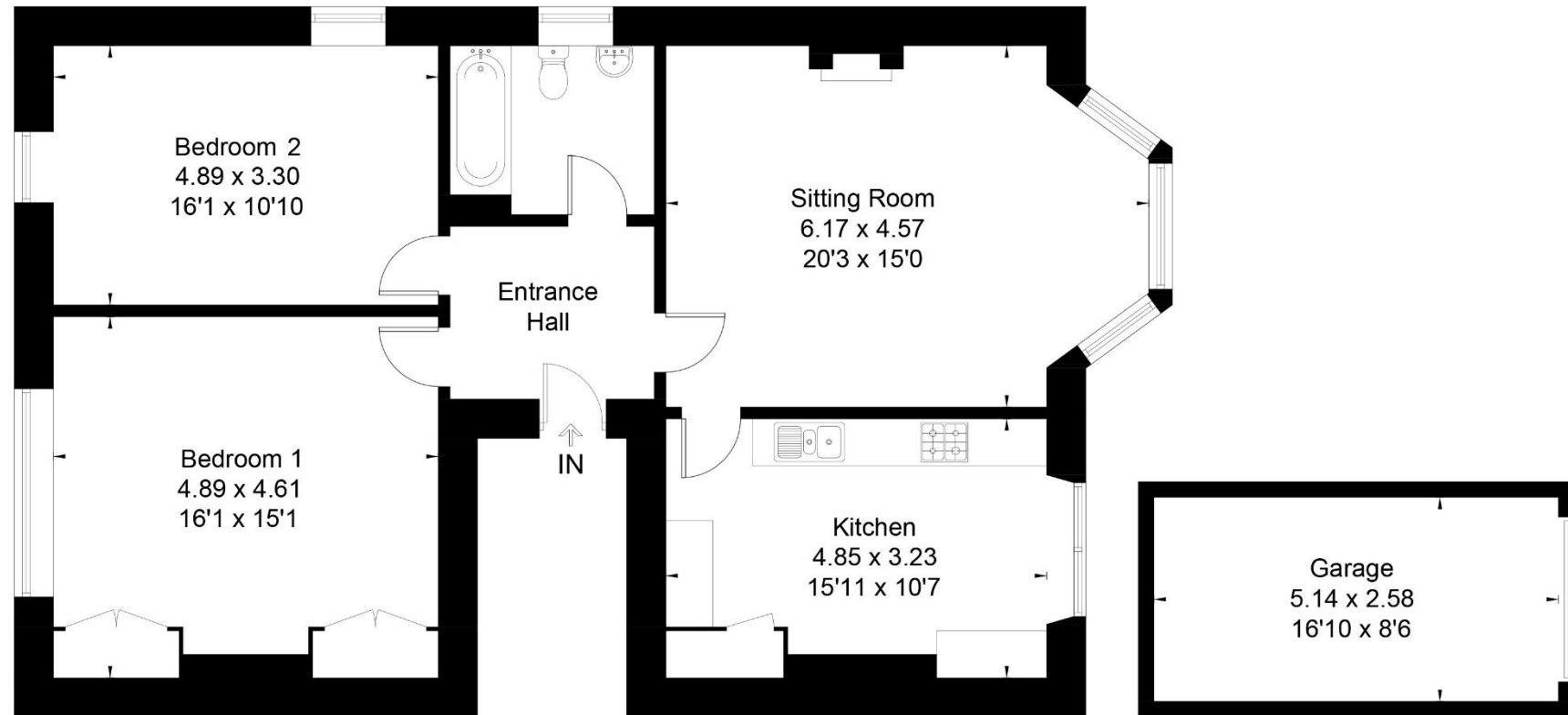
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

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Approximate Floor Area = 95.9 sq m / 1032 sq ft

Garage = 13.4 sq m / 144 sq ft

Total = 109.3 sq m / 1176 sq ft



First Floor

(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #96516



The Property
Ombudsman



RICS®

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