



First Floor Flat, Flat 3 Greenway Court, 17 Redland Park
Guide Price £475,000

RICHARD
HARDING

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Redland, Bristol, BS6 6RZ

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A 3 double bedroom first floor apartment of circa 1,000 sq. ft., with separate sitting room, small side garden and garage; occupying the entire first floor of a detached Victorian building on the cusp of Whiteladies Road. Benefiting from a private entrance and no onward chain.

Key Features

- A unique building with light coming in from 3 sides, accessed via external staircase bypassing the need for a communal area and allowing for a larger footprint.
- 3 double bedrooms served by 2 bathrooms (one of which is an en-suite).
- In addition to its single garage, the property is situated within the CN residents parking scheme and the Whiteladies Road conservation area.
- Private garden to side.
- No onward chain making a prompt move possible.

ACCOMMODATION

APPROACH: via Greenway Road (the building is situated on the corner of Greenway Road and Redland Park) access via pedestrian entrance up to external metal staircase which rises to the first floor with private entrance and outside lighting situated at this level which offers fine views over the surrounding area. Multi-panelled obscure glazed wooden door into:-

CENTRAL HALLWAY: a central hallway offering a sense of space runs through the centre of the apartment and provides access to all principal rooms, with radiator, high ceilings, head height metal enclosed electrical consumer unit and Virgin Media connection.

SITTING ROOM: (16'7" x 13'8") (5.05m x 4.16m) wood framed sash windows to front elevation offering pleasant street scene views over Redland Park, high ceilings continue with ceiling mouldings, picture rail, radiator on opposing wall to windows, and fireplace surround housing electric fire.

KITCHEN: (12'1" x 10'2") (3.68m x 3.09m) wood framed sash window to rear elevation, fitted kitchen with eye and floor level kitchen units, roll edged work surfaces, composite sink with swan neck mixer tap and drainer. Integrated fridge/freezer, microwave, washing machine, integrated electric oven with 4 ring gas hob and extractor hood over. Radiator, wall mounted Valliant ecoTEC plus boiler and a wall mounted extractor fan.

BEDROOM 1: (13'10" x 13'0") (4.21m x 3.95m) wood framed sash window to rear elevation with radiator below, high ceilings continue, large walk-in cupboard housing hot water cylinder with wood slatted shelving and hanging rail. Internal door through to:-

En-Suite Shower Room/wc: wood framed obscured sash window to rear elevation, corner shower cubicle with electric Mira shower with tiled enclosure, close coupled wc, pedestal hand basin, tiled splashback, radiator, wall mounted extractor fan, fixed wall mirror with shaving light over and mirrored medicine cabinet.

BEDROOM 2: (12'0" x 10'1") (3.66m x 3.08m) wood framed sash windows to front elevation with pleasant street scene views over Redland Park with radiator below, high ceilings continue with ceiling mouldings and picture rail.

BEDROOM 3: (11'9" x 9'3") (3.59m x 2.82m) wood framed sash window to front elevation with pleasant street scene views over Redland Park with radiator below, high ceilings continue with ceiling mouldings and picture rail.

BATHROOM/WC: wood framed obscured sash window to rear elevation with radiator below, high ceilings, bath with tiled enclosure and electric shower over, close coupled wc, pedestal hand basin with tiled splashback, LED lit wall mirror and mirrored medicine cabinet, wall mounted extractor fan.





OUTSIDE

GARAGE: there are 4 garages for the 3 apartments within the building, this property's garage is the first in the forecourt on the left and is detached with a tiled lean-to style roof, standard up and over door and concrete hardstanding, with no windows, power or lighting.

SIDE GARDEN: the property owns the small patio garden positioned under the staircase for the building, which is screened from the road by hedge and planted borders, and accessed via a pedestrian gate.

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 1 April 1987. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £173.50. This information should be checked by your legal adviser.

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

PLEASE NOTE:

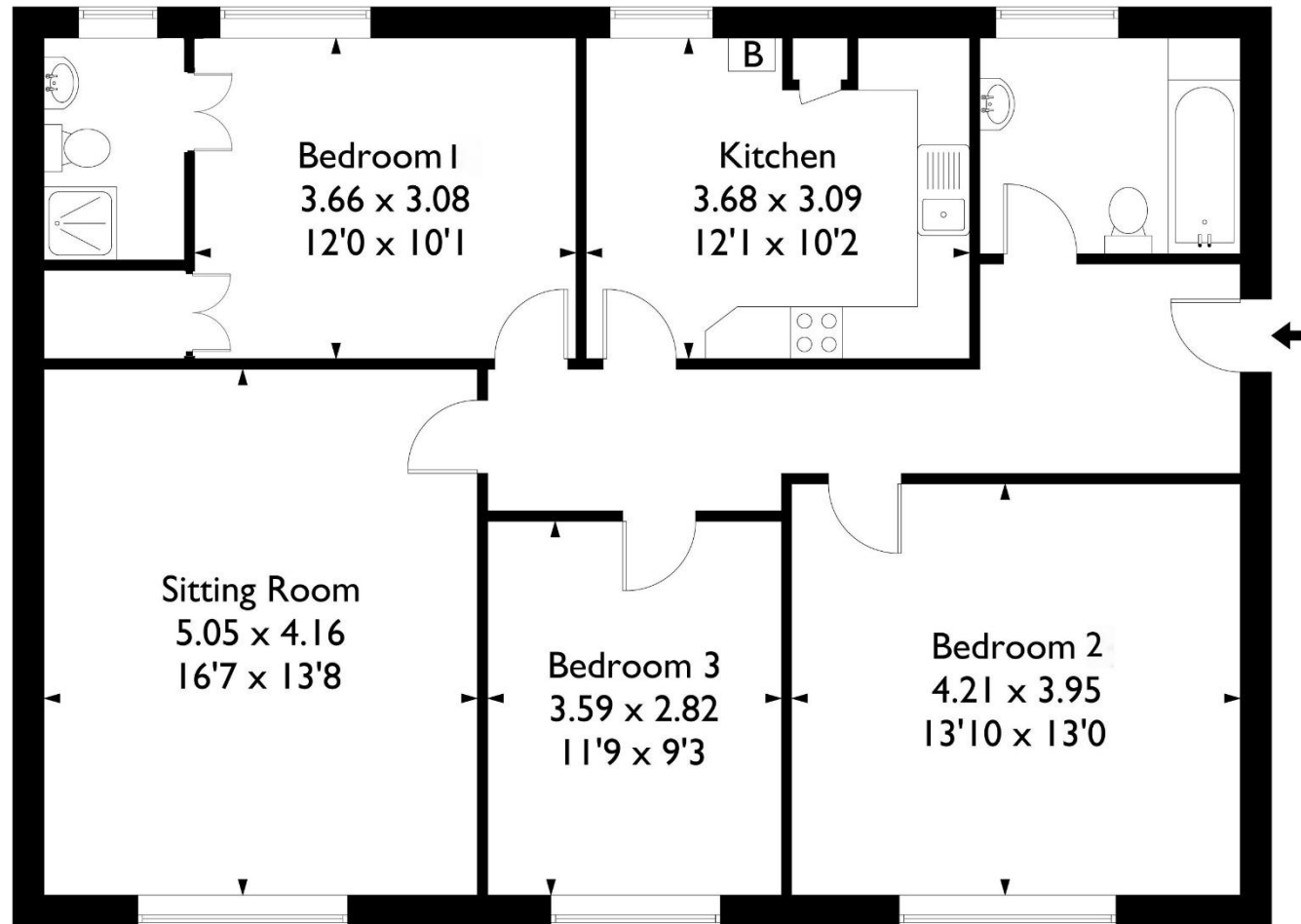
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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	63 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 94.1 sq m / 1013.0 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.