



Top Floor Flat, 146 Redland Road

Guide Price £400,000

RICHARD
HARDING

Top Floor Flat, 146 Redland Road

Redland, Bristol, BS6 6YD

RICHARD
HARDING

Enjoying exceptional elevated southerly views across Bristol and overlooking Redland Green to the front; a well-proportioned and spacious 2 double bedroom flat with private staircase from the first floor.

Key Features

- A lateral apartment set within an imposing Victorian period building.
- Circa 108 sq. m
- High ceilings, period fireplaces and tall sash windows.
- **Accommodation:** central entrance hallway/dining hall, sitting/dining room with far reaching views, separate kitchen, 2 large equal sized double bedrooms and shower room/wc.
- **Communal front garden.**

ACCOMMODATION

APPROACH: the door to the flat is on the first floor with private entrance and staircase with large skylight leading to:-

ENTRANCE/DINING HALL: (13'3" x 10'9") (4.04m x 3.27m) spacious central hallway/dining hall.

SITTING/DINING ROOM: (17'5" x 14'1") (5.30m x 4.30m) a spacious sitting/dining room situated to the rear of the apartment with period fireplace, stripped wooden flooring, upvc double glazed window with far reaching views across Bristol.

KITCHEN: (17'5" x 5'5") (5.30m x 1.65m) with a range of base and eye level units, tiled splashbacks, wooden double glazed upvc Velux window, space for washing machine and tumble dryer, wall mounted Worcester gas combination boiler. Space for large fridge/freezer.

BEDROOM 1: (front) (15'7" x 15'5") (4.75m x 4.70m) deep built-in wardrobes and a wooden sash double glazed window to front elevation with attractive views over Redland Green.

BEDROOM 2: (15'6" x 14'6") (4.72m x 4.41m) period fireplace, deep built-in wardrobes and a wooden double glazed window with attractive views.

SHOWER ROOM/WC: a partially tiled bathroom with walk-in shower, wc, wash hand basin, sash window.

OUTSIDE

COMMUNAL FRONT GARDEN: with designated bin store.





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 15 June 1978, with a ground rent of £15 p.a. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the quarterly service charge is £570.56, i.e. approx. £190.18 per calendar month. This information should be checked by your legal adviser.

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

PLEASE NOTE:

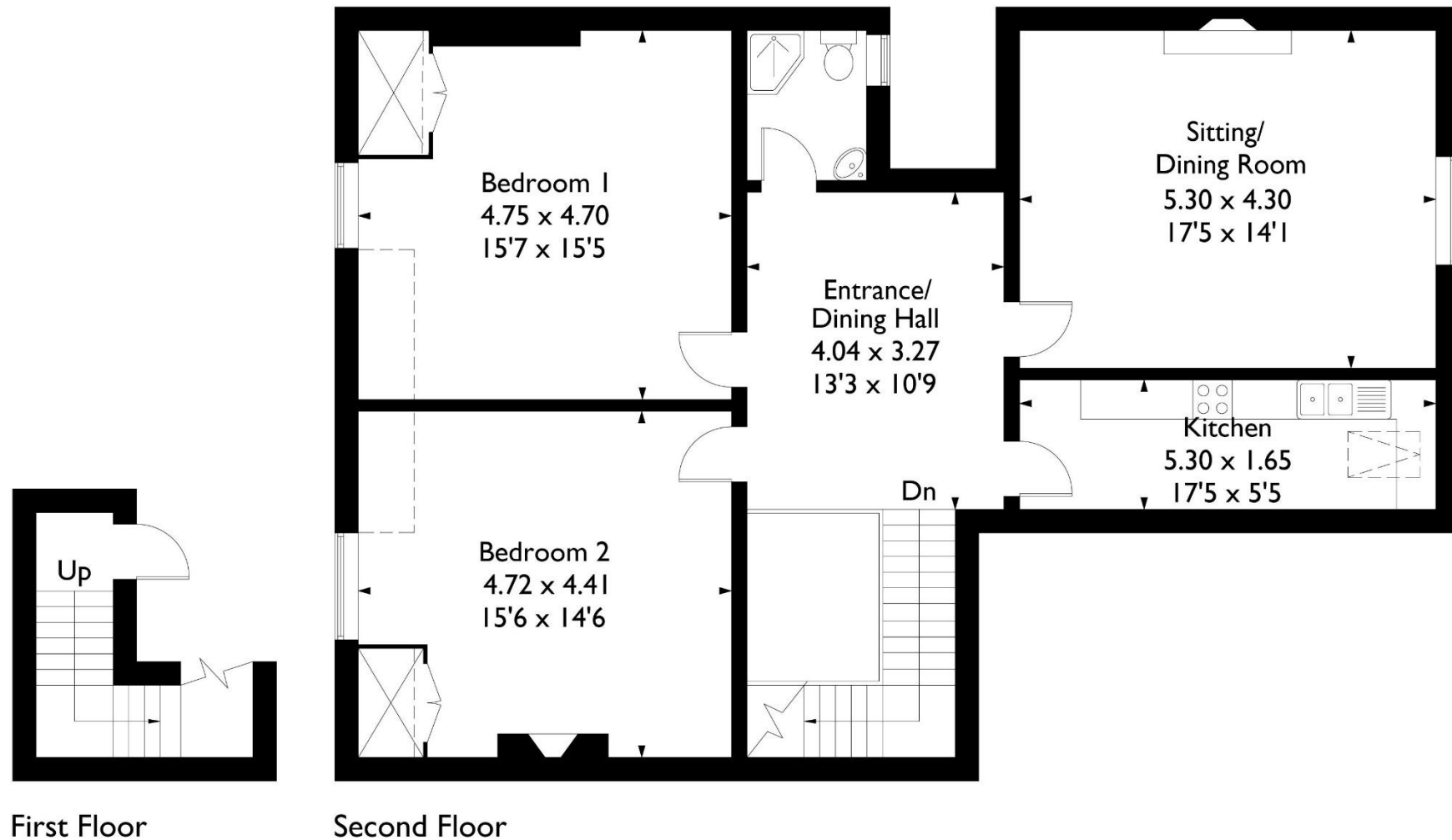
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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		
69-80	C		70 C
55-68	D		
39-54	E	50 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.

Top Floor Flat Redland Road, Redland, Bristol, BS6 6YD

Approximate Gross Internal Area = 108.39 sq m / 1166.70 sq ft



First Floor

Second 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.