



First Floor Flat, 145 Redland Road

Guide Price £315,000

RICHARD  
HARDING



# First Floor Flat, 145 Redland Road

Redland, Bristol, BS6 6XX

RICHARD  
HARDING

Potential to convert into a 2 bedroom flat, subject to building regulations and management company consent. A particularly spacious (59 sq. m.) 1 bedroom, first floor flat with large rooms and elevated south-westerly views as far as the Dundry Hills, conveniently located for the local amenities of Lower Redland Road and providing a level approach to Whiteladies Road. There is an attractive communal lawned front garden elevated from the road and with a south westerly aspect.

## Key Features

- Spacious 1 bedroom first floor apartment, scope to reconfigure into 2 double bedrooms.
- High ceilings.
- Gas central heating.
- Close to local amenities.
- Set within the CN local parking zone.
- Lawned communal front garden is an excellent space for relaxing in the afternoon sun.

## ACCOMMODATION

**APPROACH:** via steps leading up to the sunny front garden which is elevated from the road with a westerly aspect, enjoying the afternoon sun. Views towards the Shakespeare and the local amenities of Lower Redland Road.

**ENTRANCE HALLWAY:** communal staircase leads to the first floor landing, the door to the flat leads to an entrance hall with doors to sitting room and bedroom.

**INNER HALLWAY:** Leads between kitchen/bathroom and sitting room and could work as a study area.

**SITTING ROOM:** (17'9" x 15'4") (5.40m x 4.66m) impressive lounge/diner, two sash windows to front elevation providing elevated south-westerly views over Bristol as far as the Dundry Hills. Detailed ceiling cornicing, modern electric fire with surround, two radiators and a second door to the communal landing which is helpful for moving furniture in and out of the property.

**KITCHEN:** (10'3" x 6'2") (3.12m x 1.88m) neutral colours, detailed ceiling cornicing, range of base and eye level units, space for fridge/freezer, large sash window to rear elevation providing attractive views over neighbouring gardens, wall mounted Vaillant gas combination boiler.

**BEDROOM:** (15'5" x 11'3") (4.70m x 3.42m) double bedroom with large wooden sash window to rear elevation, detailed ceiling cornicing.

**BATHROOM/WC:** spacious partially tiled bathroom with white ceramic flooring, white suite, including pedestal wash hand basin with hot and cold taps, panelled bath and WC, separate walk-in shower and heated towel rail. Dual aspect to the side and front elevation with three windows providing lots of natural light.







## 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 1985. We understand that the property also 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 monthly service charge is £85. This information should be checked by your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: B

### PLEASE NOTE:

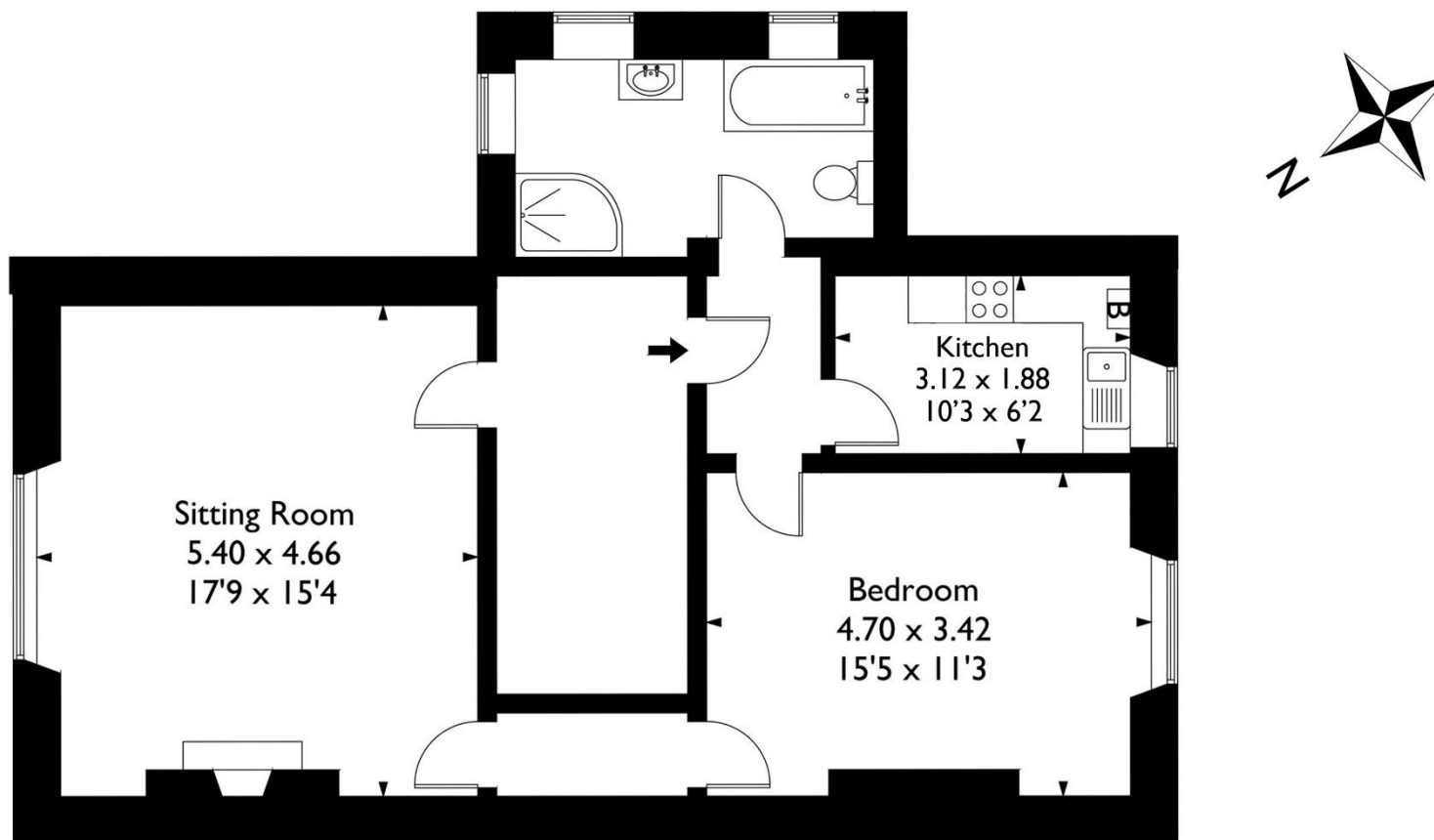
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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		78 C
55-68	D	62 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.

# First Floor Flat, Redland Road, Redland, Bristol, BS6 6XX

Approximate Gross Internal Area = 59.31 sq m / 638.40 sq ft



First Floor

*NB: There is potential to consider moving the kitchen to allow for a second bedroom (subject to planning consent etc.)*

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.