



Top Floor Flat, 39 Henleaze Gardens

Guide Price £415,000

RICHARD
HARDING

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Henleaze, Bristol, BS9 4HH

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A beautifully presented and well-arranged 2 double bedroom period converted apartment forming part of this attractive and well located building, close to the Downs.

Key Features

- **Accommodation:** wide central welcoming entrance hallways with all rooms off, including a gorgeous sitting room with open outlook and period fireplace, a stunning separate kitchen/dining room with a modern (installed in 2023) fitted kitchen, two good sized double bedrooms and a smart shower room/wc.
- **Wonderful location with so much on the doorstep, including excellent shops, cafes and bus connections of Henleaze Road, Orpheus Cinema, Waitrose supermarket, Little Shop Pantry and Westbury Park Tavern, as well as the expansive green open space of Durdham Downs within a short level stroll.**
- **An inviting period apartment with a pleasing layout and a fresh modern interior.**

ACCOMMODATION

APPROACH: via communal entrance, staircase rises to the second floor, where the private entrance door can be found straight ahead.

ENTRANCE HALLWAY: a wide, welcoming entrance hallway with plenty of borrowed natural light thanks to panels beside the front door. High ceilings with ceiling coving, door entry intercom, low level meter cupboard. Inner lobby with useful coats storage space and corner loft storage cupboard. Doors leading off to:-

SITTING ROOM: (14'8" x 11'11") (4.47m x 3.63m) light and airy reception room with feature period fireplace, period windows to front elevation offering open outlook over Henleaze Road and neighbouring rooftops. Radiator.

KITCHEN/DINING ROOM: (15'0" x 12'3") (4.58m x 3.74m) a smart and recently renovated (2023) kitchen comprising base and eye level cupboards and drawers with square edged worktop over and inset sink. Overhanging breakfast bar providing seating. Integrated appliances including stainless steel electric oven with 4 ring ceramic hob over, fridge/freezer, washing machine and dishwasher. Dual aspect Velux windows and further double glazed window to rear elevation flood the space with natural light. Engineered oak flooring, cupboard concealing Worcester gas central heating boiler. Space for breakfast table and chairs.

BEDROOM 1: (12'5" x 12'3") (3.78m x 3.74m) good sized double bedroom with double glazed window to rear elevation, radiator, recessed built-in wardrobes.

BEDROOM 2: (12'7" x 12'6") (3.84m x 3.80m) double bedroom with double glazed window to front elevation offering similar outlook as the sitting room. Radiator, recessed storage cupboards.

SHOWER ROOM/WC: recently fitted shower room (2023) comprising an oversized shower enclosure with dual headed system-fed shower. Low level wc with concealed cistern, small hand basin set into wooden shelf. Tiled walls and floor, inset ceiling spotlights, heated towel rail and small skylight window to front elevation.





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 March 1993. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £130. This information should be checked by your legal adviser.

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

PLEASE NOTE:

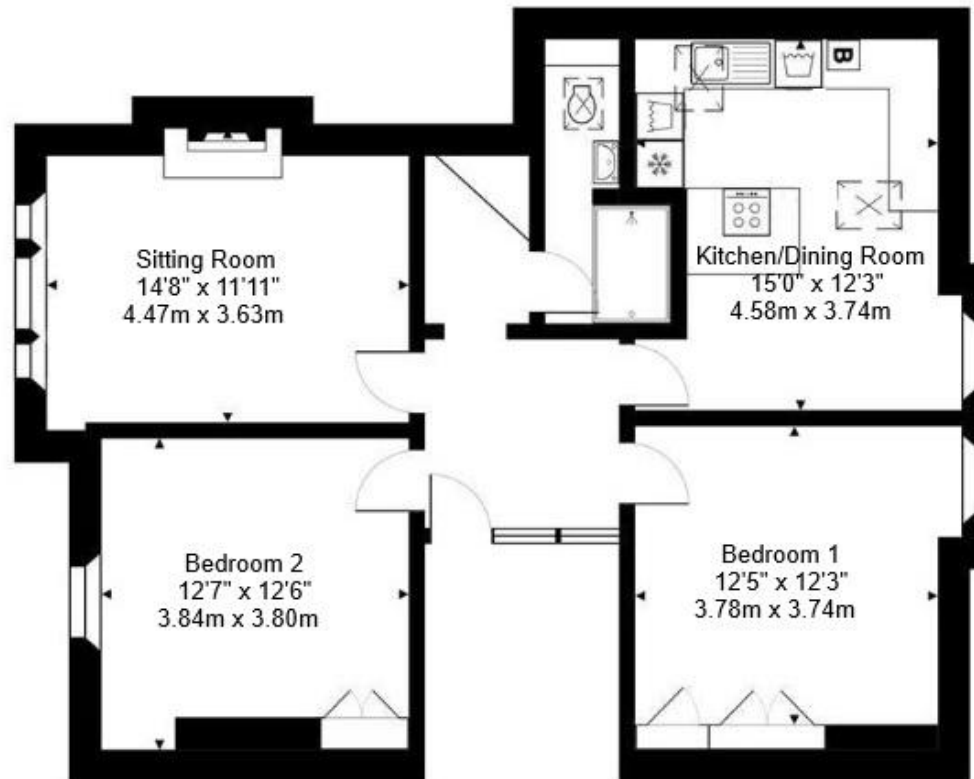
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for 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>
3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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	59 D	61 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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Total Area: 78.8 m² ... 848 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.

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