



Garden Maisonette, 204 Redland Road
Guide Price £850,000

RICHARD
HARDING



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Redland, Bristol, BS6 6YP

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An elegant and spacious (circa 1,900 sq. ft.), 2/3 double bedroom, 2/3 reception room, 2 bath/shower room, hall and lower ground floor garden maisonette apartment, having south-west facing garden (50ft x 21ft), private entrance, single garage and gated off-street parking with EV charger point.

Key Features

- Forming part of a striking 1870's-built Victorian period building on one of Redland's most sought-after roads, close to The Downs & Whiteladies Road, this stylish 'one of a kind' maisonette has been sympathetically & extensively renovated by the current owners giving it a contemporary and unique character which blends perfectly with an abundance of original features of the property, and in turn, is arguably one of Bristol's finest apartments.
- A substantial & super stylish maisonette, as large as many nearby houses and thus suiting a wide degree of buyers from those wishing to downsize to family home buyers.
- Located within 700 metres of Redland Green secondary school, also close to highly regarded private schools such as Clifton College, Clifton High School and Bristol Grammar.
- Occupying the hall & lower ground floor of a handsome Victorian building with modern upgrades such as double glazing and a recently installed new gas central heating system.
- A maisonette of remarkable character in a well-regarded location, being generously proportioned with high ceilings throughout whilst retaining an abundance of period features & charm.
- Located on the doorstep of the Downs and within easy walking distance of the amenities to be found on Whiteladies Road and North View. Also nearby to Redland train station with frequent trains running to Bristol Temple Meads, which in turn run to London Paddington in just over an hour and a half.
- Single garage (17'7 x 10'9) and driveway with EV charging point, accessed via electronically operated wooden gate accessed off Westmoreland Road.
- Generous storage options throughout.
- Large private rear garden which enjoys most of the day's sun.
- Lots of natural light coming through from the rear elevation due to its south-westerly facing orientation.
- The property has generous internal and external dimensions, combined with a private entrance, resulting in an atmosphere reminiscent of a house rather than an apartment.
- Simply put; this is a golden opportunity to acquire one of Bristol's finest apartments; an early viewing is highly recommended to appreciate the unique character and exceptional quality of this apartment.





GROUND FLOOR

APPROACH: the property is accessed from the pavement over a level brick driveway which provides off street parking for the building, pathway continues to the right-hand side of this substantial period building where the private entrance can be found immediately in front of you. Access off to the rear garden via wooden door. To the left a multi-panelled wooden door with stained glass insert and intercom entry system, opens to:-

COMMUNAL ENTRANCE HALLWAY: laid to beautiful tiled flooring, inset doormat, various wall mounted post trays, staircase ascending to the upper flats. Directly in front of you, on your right-hand side is the private entrance for this apartment. Door opening to:-

HALL FLOOR

ENTRANCE HALLWAY: door immediately opens up into a short landing with inset door mat, step ascends to a secondary landing laid to stripped wooden floorboards. In front of you, carpeted staircase descends down to the lower ground floor. On your right hand side, a wooden door leads through to the open plan living/dining space, providing access to the kitchen, garage and to the garden. Two light points, light coming in via the side elevation via partially frosted single sash window, gas column radiator, moulded skirting boards, alarm panel, picture rail.

OPEN PLAN SITTING/DINING ROOM: measured and described separately as follows:

Sitting Area: (20'10" x 15'9") (6.35m x 4.80m) laid to stripped wooden floorboards, ceiling corning, ceiling rose, space for log burner, light flooding in via the rear elevation which enjoys a south-westerly orientation, three large double glazed sash windows set into bay with enclosed working wooden shutters with a beautiful leafy outlook to the rear garden. Two gas column radiators, picture rail, carbon monoxide alarm.

Dining Area: (13'7" x 12'2") (4.15m x 3.70m) laid to stripped wooden floorboards, gas radiator, ceiling rose, ceiling corning, moulded skirting boards. Access down to the short corridor which leads through to:-

UTILITY ROOM: (4'9" x 4'5") (1.45m x 1.35m) laid to Karndean style flooring, space for freestanding washer and dryer, wall mounted Valliant gas combi boiler and thermostat, with skylight above.

CLOAKROOM/WC: laid to stylish tiled flooring, gas column radiator, low level wc, wall standing wash hand basin with brass tap over, wooden wall panelling, skylight above, underfloor heating.

KITCHEN/BREAKFAST ROOM: (19'4" x 10'9") (5.89m x 3.27m) A small number of steps lead down from the dining room past the ground floor WC & utility room to the bright kitchen extension. Gunmetal bi-folding doors open directly onto the garden and an immediate decked area. A wooden door also leads into the garage. A truly breathtaking and inspirational space having been entirely transformed by the current owners over a painstaking length of time. Bespoke cabinetry provides ample storage and preparation space, Light waist height units topped with a granite counter top contain an integrated dishwasher, sink with waste disposal, two Siemens self-cleaning ovens (one steam, one steam/micro combination), Faber cooker hood and a Siemens induction hob. Olif sink with Quooker tap over, with attached Cube system for filtered cold and sparkling water. Integrated fridge/freezer and large pantry space. There is a central island and breakfast bar with roll edged solid wooden worktops which makes a fantastic hosting space. A large cupola directly above allows natural light through. Karndean style flooring throughout.

LOWER GROUND FLOOR

LANDING: carpeted staircase with wooden balustrades descends down to the lower ground floor landing which provides access off to the principal rooms of this level. Upon the descent down to this floor there are two substantial storage cupboards. Laid to wooden effect laminate flooring, moulded skirting boards, light point, intercom entry system and further inset ceiling downlights. Large storage cupboard below staircase.

BEDROOM 1: (14'3" x 13'1") (4.33m x 4.00m) light flooding in from the rear elevation via three large double glazed windows with outlook across to private rear garden. Moulded skirting boards, gas column radiator, wooden laminate flooring, multiple inset ceiling downlights.

BEDROOM 2: (14'2" x 10'4") (4.33m x 3.15m) light coming in from the side elevation via two double glazed windows, flooding a degree of light through. Laid to wooden laminate flooring, gas column radiator, moulded skirting boards, inset ceiling downlights, integrated wardrobe. Access to:-





En-Suite/Shower Room/WC: laid to stylish tiled flooring, shower cubicle with glass insert, tiled surround, low level wc, floor standing wash hand basin with tap over, brass towel/dual fuel radiator, underfloor heating, de-mist pads to mirrors, permanent ventilation system which brings in and exchanges fresh air, light point and inset ceiling downlights.

STUDY/BEDROOM 3: (12'8" x 10'6") (3.70m x 2.69m) provides access out to rear garden via partial frosted secure Crittall-style door where steps ascend to the private rear garden. Laid to wooden laminate flooring, moulded skirting boards, inset ceiling downlights, integrated cupboards, gas column radiator.

BATHROOM/WC: entirely refurbished by the current owners, an impressive and stylish bathroom comprising of a low level wc, column radiator with brass towel/dual fuel radiator, floor standing ceramic wash hand basin with wooden storage cupboards below, light point, permanent ventilation system which brings in and exchanges fresh air, inset ceiling downlights, shower cubicle with glass insert, underfloor heating, de-mist pads to mirrors, stylish tiled surround on multiple sides. There is also access to a large airing cupboard and storage cupboard.

OUTSIDE

DRIVEWAY WITH EV CHARGING POINT: accessed off a lane from Westmoreland Road via electronically operated wooden gate which provides off street parking. Recently installed EV charging point.

PRIVATE REAR GARDEN: The private rear garden is predominantly level, blended lawn, patio and decking with raised sleeper beds, all of which enjoy the sun throughout much of the day. Access to the garage and driveway.

SINGLE GARAGE: (17'7" x 10'9") (5.37m x 3.28m) accessed off the kitchen internally, and externally via lane accessed off Westmoreland Road. Electronic roller shutter door, power and electricity. Currently utilised as a home gym.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, 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 January 2004. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £80. This information should be checked by your legal adviser.

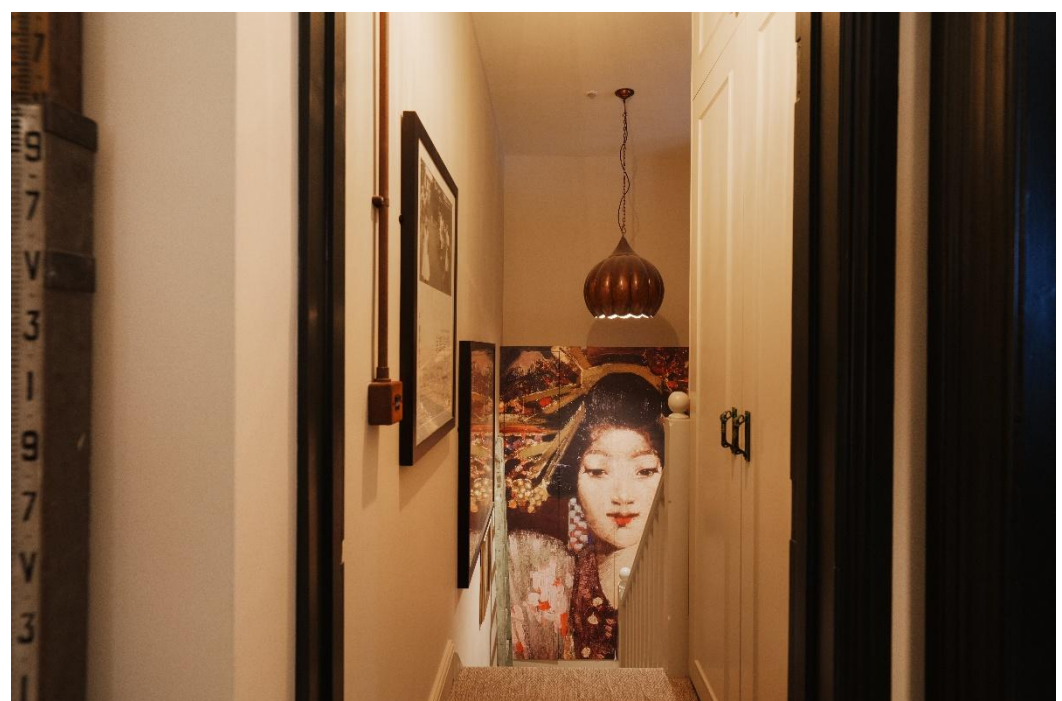
LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: D

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	74 C	75 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.





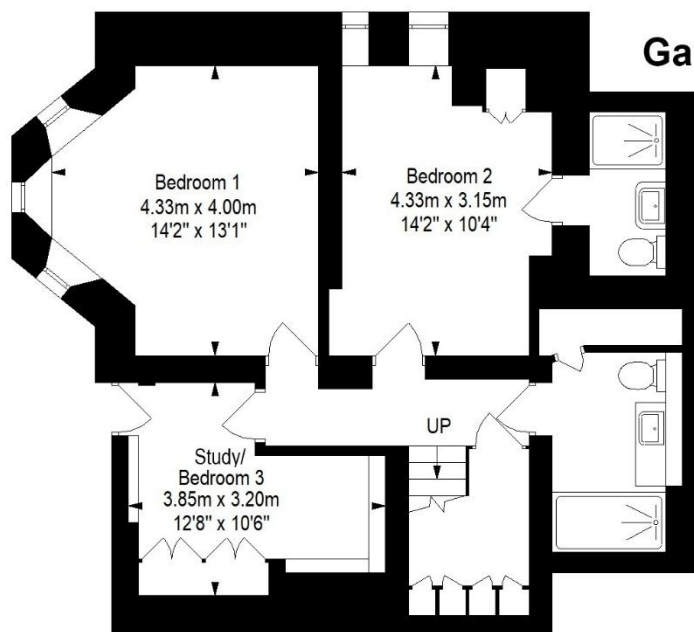
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Approximate Gross Internal Area = 159.3 sq m/ 1714.7 sq ft

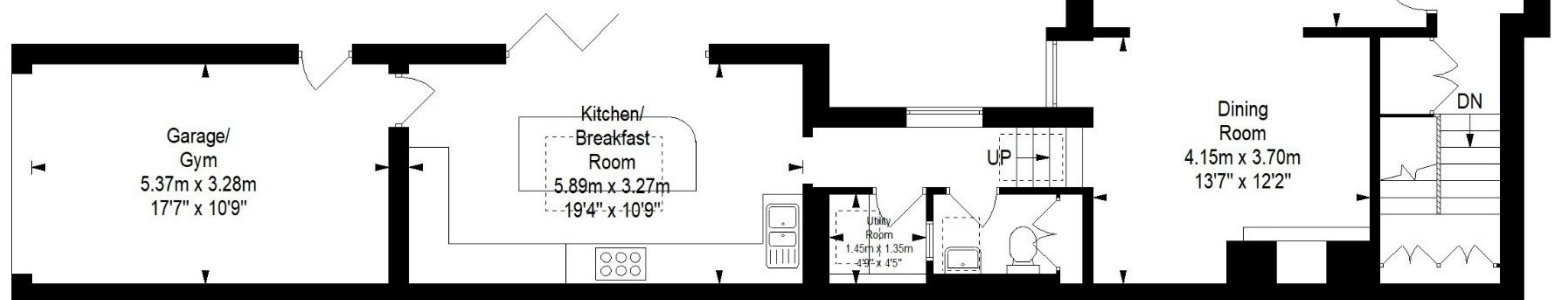
(Excludes Garage/ Gym)

Garage/ Gym = 17.7 sq m/ 190.5 sq ft

Total Area = 177.0 sq m/ 1905.2 sq ft



Lower Ground Floor



Ground Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print